IMPROVEMENT DISTRICT NO. 21

LAND USE ORDER

HD 320
I21
1981

THE IMPROVEMENT DISTRICT NO. 21
LAND USE ORDER

This Order comes into effect upon the date of its issue by the Minister of Municipal Affairs.

Schedules A, B, and C are deemed part of this Order.

M E Moore

MARVIN E. MOORE,
MINISTER OF MUNICIPAL AFFAIRS

DATED at EDMONTON this 24th day of June, 1981

TABLE OF CONTENTS

o PART ONE -- GENERAL o

PAGE

1. Purpose..... 2
2. Definitions..... 2
3. Establishment of Districts..... 11
4. Establishment of Land Use District Regulations..... 12
5. Establishment of Supplementary Regulations..... 12
6. Establishment of Control of Advertisement Regulations..... 12

o PART TWO -- AGENCIES o

7. Development Officer..... 14
8. Municipal Planning Commission..... 14
9. Development Appeal Board..... 14

o PART THREE -- DEVELOPMENT PERMITS, RULES AND PROCEDURES o

10. Control of Development..... 16
11. Development Not Requiring a Development Permit..... 16
12. Non-Conforming Buildings and Uses..... 17
13. Permission for Development..... 17
14. Development Permits and Notices..... 19
15. Development Permits -- Rights of Development Officer..... 20

o PART FOUR -- APPEALS o

16. Appeal Procedure..... 22

o PART FIVE -- ENFORCEMENT AND ADMINISTRATION o

17. Contravention..... 24
18. Application to Amend Order..... 24
19. Form of Application..... 24
20. Amending Orders..... 24
21. Suspension of Existing Controls..... 24

o PART SIX -- SUPPLEMENTARY REGULATIONS o

22. General Provisions for the M.P.C..... 26
23. Ancillary Building - Residential Land Use..... 27
24. Corner Sites..... 28

TABLE OF CONTENTS Cont'd.

		PAGE
25.	Projections Over Yards	28
26.	Moved In Buildings	28
27.	Objects Prohibited or Restricted in Yards	29
28.	Dwelling Units per Parcel	29
29.	Second Residence	29
30.	Main Buildings per Lot	29
31.	Height of Buildings	30
32.	Placement of Buildings	30
33.	Minimum Site Areas	30
34.	Secondary Roads - General Provisions	31
35.	Primary Highways - General Provisions	32
36.	Re-Classification of Land in any Agricultural District	32
37.	Subdivision and Development Standards	33

o PART SEVEN — SCHEDULES o

Schedule "A" Land Use District Map and Detailed Maps	40
Schedule "B" Land Use District Regulations	41
Agricultural District 1 "A1"	43
Agricultural District 2 "A2"	46
Country Residential District 1 "CR1"	48
Country Residential District 2 "CR2"	50
Country Residential District 3 "CR3"	52
Highway Development District "H"	54
Rural Industrial District "RM"	55
Rural Recreational District "RR"	57
Public Lands Management District "PLM"	59
Mobile Home Park District "MHP"	60
Hamlet Residential District "HR"	63
Hamlet Commercial District "HC"	65
Hamlet Industrial District "HM"	67
Hamlet Public/Institutional District "HP"	68
Hamlet General District "HG"	69

SCHEDULE "C"

SCHEDULE "D"

PART ONE

GENERAL

1. Purpose

The purpose of this Order is to enable the Minister to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, amongst other things,

(1) to divide the municipality into districts;
(2) to prescribe and regulate for each district the purposes for which land and buildings may be used;
(3) to establish the office of one or more Development Officers;
(4) to establish a method of making decisions on applications for development permits including the issuing of development permits;
(5) to provide the manner in which notice of the issuance of a development permit is to be given.

2. Definitions

(1) (a) "ACT" means the Planning Act, 1977, and amendments thereto.
(b) "ADVISORY COUNCIL" means an advisory council appointed by the Minister pursuant to section 15 of the Improvement Districts Act.

(2) "ADJACENT LAND" means land or a portion of land that is contiguous to the parcel of land that is subject to a development application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway or stream.

(3) "AGRICULTURAL INDUSTRY" means an industrial use related to agriculture involving the processing or storage of farm products and without restricting the generality of the above may include a grain elevator, seed cleaning plant, abattoir, meat processing and packing plant, pelletizing plant, bulk storage tank or area, auction market, livestock holding station or a use similar to those listed.

(4) "AIRPORT" means

(a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, and

(b) includes any building, installation or equipment in connection therewith, operated by the Department of National Defence or for which an airport licence is required to be issued by the Ministry of Transport.

(5) "ANCILLARY BUILDING" means a building which is separate and subordinate to a main building on the same parcel of land the use of which ancillary building is incidental or subordinate,

(a) to the use of the main building, or
(b) to the use of the parcel of land on which the ancillary building is situated, and, without restricting the generality of the foregoing, includes a private garage;

(6) "ANCILLARY USE" means a use customarily incidental and subordinate to the main use of a building and located on the same parcel of land with such main use or building.

(7) "APARTMENT" means a residential use consisting of at least three dwelling units with shared entrances and other essential facilities and services.

(8) "BASEMENT" means that portion of a building between two floor levels which is partly underground but which has two feet of its height from finished floor to finished ceiling above the adjacent finished grade.

(9) "BUILDING HEIGHT" means the vertical distance between the adjacent finished grade and the highest point of a building that is not: a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a tire wall, or a parapet wall and flagpole or similar device not structurally essential to the building.

(10) "BEE-KEEPING" means the use of a parcel for the commercial production of natural honey.

(11) "CORNER LOT" means a lot having a frontage on two or more streets at their intersection or junction.

(12) "ONE FAMILY DWELLING" means a residential building containing only one dwelling unit used for human habitation and which is supported on a permanent foundation.

(13) "DEVELOPMENT" means

(a) an excavation or stockpile and the creation of either of them, or

(b) a building or an addition to, or a replacement of, or repair of a building and the construction or placing in, on, over or under land of any of them, or

(c) a change of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in a change in the use of the land or building;

(d) a change in the intensity of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

(14) "DEVELOPMENT APPEAL BOARD" means a development appeal board appointed pursuant to Section 33 of The Act.

(15) "DEVELOPMENT OFFICER" means

(a) a person appointed as a Development Officer pursuant to a land use order or land use regulations, or

(b) where a municipal planning commission is authorized to act as Development Officer, the municipal planning commission, or

(c) where a municipal planning commission is authorized to act as Development Officer, in addition to a person appointed as a Development Officer, either or both of them.

(16) "DEVELOPMENT PERMIT" means a document authorizing a development, issued pursuant to a land use order or land use regulations.

(17) "DISCRETIONARY USE" means the use of land or a building provided for in a land use order for which a Development Permit, upon an application having been made, will not be issued without reference to the M.P.C.

(18) "DUPLEX DWELLING" means a residential building used or intended to be used for two dwelling units, located one above the other.

(19) "DWELLING UNIT" means a complete building or a self-contained portion of a building, set or suite of rooms for the use of one or more individuals living as a single housekeeping unit and containing sleeping, cooking, and toilet facilities and intended as a permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms.

(20) "EXTENSIVE AGRICULTURE" means the use of land or buildings for the raising or production of crops, livestock or poultry, but not restricting the generality of the foregoing does not include feedlots, intensive hog operations, intensive poultry, fowl operation, bee-keeping operations, sod farm and livestock yards.

(21) "EXTENSIVE RECREATIONAL USE" means a recreation development conducted on a unified basis on a single site where the prime reason for location in rural areas is to take advantage of natural physical features including the availability of large areas of land to provide for the non-facility oriented recreational activities such as hunting, trail riding, snowmobiling, hiking or other similar activities.

(22) "FAMILY CARE FACILITY" means a facility which provides resident service in a private residence to six or fewer individuals who are not related to the resident household. These individuals are handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster or boarding homes for children, group homes and family homes.

(23) "FARM BUILDING" means the first residence and other improvements used in connection with the raising or production of crops, livestock or poultry and situated on land used in connection with such farming operations.

(24) "FARM SUBSIDIARY OCCUPATION" means an occupation or business approved by the M.P.C. and carried out on the farm unit by the operator thereof as a use secondary and subordinate to the agricultural use.

(25) "FLOOR AREA" means the total floor area of every room and passageway contained in a building but not including the floor area of basements, attached garages, sheds, open porches, patios, open decks or verandahs, or breezeways.

(26) "FRONT YARD" means that portion of land extending across the full width of a parcel from the property line abutting a street or avenue to the closest wall of the main building situated on the parcel.

(27) "FUR FARM" means any land, building, or premises used for the keeping, breeding, or rearing of furbearing animals.

(28) "GOLF COURSE" means the golf playing area and ancillary buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licenced dining area or lounge, driving range and ancillary uses.

(29) "GROUP CARE FACILITY" means a facility which provides resident services to seven or more individuals. These individuals are handicapped, aged, or disabled or undergoing rehabilitation, and are provided services to meet their needs. This category includes supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities and foster or boarding homes.

(30) "GROUP HOME" means a building or portion of a building used for the care of rehabilitation of children, adolescents or adults.

(31) "GREENHOUSE" means a commercial building specially designed and used for the growing of vegetables, flowers and other plants.

(32) "HAMLET" means any area declared by an order of the Minister to be a Hamlet.

(33) "HOLIDAY TRAILER (Recreation Vehicle)" means a unit designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), designed or constructed or reconstructed or added to by means of accessories in such a manner as will permit its use for sleeping or living purposes for one or more persons and used on a generally short term basis.

(34) "HOLIDAY TRAILER (Recreation Vehicle) PARK" means any parcel of land on which three or more holiday trailers are harboured, without regard to whether a fee or charge is paid or made and shall include any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of such holiday trailer park in compliance with relevant Government Regulations.

(35) "HOME OCCUPATION" means any occupation, trade, profession or a craft approved by the M.P.C. carried on by an occupant of a residential building or its ancillary building as a use secondary to

the residential use, and which does not change the character thereof or have any exterior evidence of such secondary use other than that legally approved according to the Land Use Order. A home occupation does not include the keeping of a stock in trade unless approved by the M.P.C. nor the employment of paid assistants.

(36) "INTENSIVE AGRICULTURE" means the rearing and feeding of livestock for commercial or experimental purposes and market gardening, without restricting the generality of the foregoing includes:

(a) feedlots
(b) livestock operations
(c) fur farms
(d) market gardens

(37) "INTENSIVE RECREATION" means high density recreational activities and facilities such as campgrounds, picnic grounds, fishing lodges, beach areas, marinas, riding stables, race tracks, sports fields, golf courses, arenas, swimming pools and tennis courts.

(38) "INTERIOR LOT" means any lot other than a corner lot.

(39) "KENNEL" means approved premises in which four or more dogs and/or cats over six months in age are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.

(40) "LANE" means a public right-of-way which provides a secondary means of access to a parcel or parcels and which is registered in the Land Titles Office.

(41) "LIVESTOCK SALES-YARD" means any enclosed area of land, with or without ancillary buildings or structures, upon which livestock is collected for sale or for market distribution.

(42) "LIVESTOCK" means cattle, horses, sheep, goats and swine and includes domestic fowl, or other domestic animals.

(43) "MAIN BUILDING" means a building in which the main or principle use of the site on which it is erected is conducted.

(44) "MARKET GARDEN" means the growing of vegetables or fruit for commercial purposes.

(45) "MINIMUM STANDARDS" means those minimum requirements relating to parcel area, floor area, yards, landscaping, design, character and appearance of buildings, etc., for permitted or discretionary uses of land or buildings or both and where these are not specified, are as determined by the M.P.C.

(46) "MOBILE HOME" means a transportable dwelling unit suitable for long term occupancy, designed to be transported and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports, and connection of utilities, ready for occupancy. For the purpose of this Order, two types of mobile homes may be distinguished;

(a) "MOBILE HOME SINGLE-WIDE" means a mobile home consisting of a single unit designed to be towed in a single load.

(b) "MOBILE HOME DOUBLE WIDE" means a mobile home consisting of two separate sections, designed to be joined together at the site to form one dwelling unit.

(47) "MOBILE HOME PARK" means any parcel of land on which three or more occupied mobile homes are harboured or are permitted to be harboured without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such mobile home park and which complies with relevant Government Regulations governing mobile home or trailer parks except that the expression "mobile home park" shall not be deemed to include industrial and construction camps of a temporary nature.

(48) "MODULAR UNIT" means a prefabricated or factory built tubular frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwellin and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling units for occupancy.

(49) "MUNICIPALITY" means Improvement District No. 21.

(50) "MUNICIPAL PLANNING COMMISSION...M.P.C." means a municipal planning commission which may be established by a council pursuant to Section 28 of The Act.

(51) "PERMITTED USE" means the use of land or a building provided for in a land use order for which a development permit shall be issued upon an application having been made.

(52) "PLANT NURSERIES AND LANDSCAPE GARDENING" means the growing of trees, shrubs and other plants for experimental purposes, transplanting or for sale.

(53) "PRIVATE GARAGE" means an ancillary building or portion of a main building including a car port, used or intended to be used in conjunction with a dwelling principally for the private parking or storage of motor vehicles for personal transportation.

(54) "PRIVATE STABLE" means an ancillary building for the accomodation of a horse or horses kept for the private use by the owner.

(55) "PUBLIC OR QUASI PUBLIC BUILDING" means a building which is owned or leased by a department or agency of the federal, provincial, or municipal government, or a community organization for purposes of public administration and services, and may include a building for the purpose of assembly, instruction, cultural or community activities.

(56) "PUBLIC UTILITY BUILDING" means a building as defined in the Municipal Government Act in which the proprietor of the public utility maintains its office or offices and/or maintain or houses any equipment used in connection with the public utility.

(57) "REGISTERED OWNER" means

(a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or

(b) in the case of any other land,

(i) The purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or

(ii) in the absense of a person described in paragraph (i), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

(58) "ROW HOUSING" means a residential use where a building or buildings on a lot consist of at least three dwelling units with each unit having direct access to the outside grade, but shall not mean "apartment".

(59) "RURAL INDUSTRY" means an industry not directly related to agriculture involving:

(i) warehousing or storage of material, goods and equipment; or

(ii) manufacturing or processing of raw materials; or

(iii) provision of large scale transportation facilities for freight or passengers; or

(iv) industrial operations which, due to noise, inherent safety hazards or noxious or toxic emissions require large tracts of land or a rural location away from concentrations of people; or

(v) natural resource extraction; or

(vi) power generation.

(60) "SECONDARY ROAD" means a road designated as such by Ministerial Order pursuant to the Public Highways Development Act and without restricting the generality of the foregoing includes:

(a) secondary roads described pursuant to Alberta Regulations 164/69 as 900 series and

(b) secondary roads described pursuant to Alberta Regulation 146/69 as 500, 600, 700 and 800 series.

(61) "SIDE YARD" means that portion of land lying between the side boundary of the parcel and the side wall(s) of the main building situated on the parcel and not including the front and rear yards.

(62) "YARD" means a part of a parcel upon or over which no main building is erected.

(63) "SHORELINE" means the line or contour between the ordinary high water mark and the low water mark.

And all other words and expressions have the meanings respectively assigned to them in The Act.

3. Establishment of Districts

(1) For the purpose of this Order the Improvement District No. 21 is divided into any of the following districts;

- Agricultural District 1 "A1"
- Agricultural District 2 "A2"
- Country Residential (Agricultural) District "CR1"
- Country Residential District 2 "CR2"
- Country Residential District 3 "CR3"
- Highway Development District "H"
- Rural Industrial District "RM"
- Rural Recreational District "RR"
- Public Lands Management District "PLM"
- Mobile Home Park District "MHP"
- Hamlet Residential District "HR"
- Hamlet Commercial District "HC"
- Hamlet Industrial District "HM"
- Hamlet Public/Institutional District "HP"
- Hamlet General District "HG"

(2) The boundaries of the districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto.

(3) Where uncertainty exists as to the boundaries of the districts as shown on the Land Use District Map, the following rules shall apply.

Rule 1: Where a boundary is shown as following a lane, or canal, it shall be deemed to follow the centre line thereof. For a public land or street, the boundary follows the nearer right-of-way.

Rule 2: Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3: In circumstances not covered by Rules 1 and 2, the location of the district boundary shall be determined:

(a) where dimensions are set out on the Land Use District Map, by the dimensions so set out or

(b) where no dimensions are set out on the Land Use District with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

Rule 4: All public streets and lanes are excluded from any of the districts established under this order.

4. Establishment of Land Use District Regulations

Land Use District Regulations shall be as set forth in the Schedule of Land Use District Regulations, being Schedule B hereto adopted by reference to be part of this Order and may be amended in the same manner as any other part of this Order.

5. Establishment of Supplementary Regulations

Supplementary regulations shall be as set out in Part 6 hereto, hereby adopted by reference to be part of this Order, and may be amended in the same manner as any other part of this Order.

6. Establishment of Control of Advertisement Regulations

Control of advertisements Regulations shall be as set forth in the Schedule of Control of Advertisements Regulations, being Schedule C hereto, hereby adopted by reference to be part of this Order, and may be amended in the same manner as any other part of this Order.

PART TWO

AGENCIES

7. Development Officer

(1) The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by Ministerial Order.

(2) The Development Officer shall perform such duties that are specified in PART THREE of the Order.

(3) The Development Officer shall:
keep and maintain for the inspection of the public during all reasonable hours, a copy of this Order and all amendments thereto; keep a register of all applications for development, including the decisions thereon and the reasons therefore.

(4) For the purposes of Section 43 of The Act, the Development Officer is hereby declared to be an authorized person of the Council.

8. Municipal Planning Commission

The Municipal Planning Commission (M.P.C.) established by Ministerial Order shall perform such duties as are specified in PART THREE of this Order.

9. Development Appeal Board

The Development Appeal Board (D.A.B.) established by Ministerial Order shall perform such duties as are specified in PART FOUR of this Order.

PART THREE

DEVELOPMENT PERMITS, RULES AND PROCEDURES

10. Control of Development

(1) No development other than that designated in Section 11 shall be undertaken within the municipality unless an application for it has been approved and a Development Permit has been issued.

11. Development Not Requiring a Development Permit

The following development shall not require a Development Permit:

(1) The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation.

(2) The completion of a building which was lawfully under construction at the date of the first publication of the official notice required by Section 135 (3)(d) of The Act provided that the building is completed in accordance with the terms of any Permit granted in respect of it and subject to the conditions to which such permit was granted and provided also that the building, whether or not a Permit was granted in respect of it, is completed within a period of twelve months from the said date of the first publication of the official notice.

(3) The use of any such building as referred to in Subsection (2) for the purpose for which construction was commenced.

(4) With the exception of Agricultural Districts, the erection or construction of gates, fences, walls or other means of enclosure (other than on corner lots or where abutting on a curved road used by vehicular traffic), less than three feet in height in front yards and less than six feet in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure.

(5) A temporary building, the sole purpose of which is incidential to the erection or alteration of a permanent building, for which a Permit has been issued under this Order.

(6) The maintenance or repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.

(7) (a) The carrying out of construction, excavation or other operations requisite for the agricultural use of a parcel in excess of 10 acres which may be assessed as farmland and used for Extensive Agricultural Operations as defined under PART ONE of this Order, as well any first and second farm residences.

(b) Notwithstanding subsection 7(a),

(i) when development under subsection 7(a) is for the erection or placement of an additional farm dwelling after the second dwelling on the parcel, such development shall not be considered as a "deemed approved" development and an application for it must be approved and a development permit issued prior to such development being undertaken.

(ii) when a first or any subsequent residence is to be placed within 134 feet of the right of way of any road a development permit shall be required. This regulation shall also apply to any permanent farm buildings within the 134 feet right of way.

12. Non-Conforming Buildings and Uses

See Section 72(2) to 72(7) of the Planning Act, 1977 and amendments thereto.

13. Permission for Development

(1) An application for a Development Permit shall be made to the Development Officer in writing in the form of Form A hereto and shall be accompanied by:

(a) a site plan in duplicate showing the legal description and front, rear, and side yards, if any, and any provision for off-street loading and vehicle parking and access and egress to the site;

(b) a floor plan and elevations and sections in duplicate;

(c) a statement of uses;

(d) a statement of ownership of land and interest of the applicant therein;

(e) the estimated commencement and completion dates;

(f) the estimated cost of the project or contract price;

(g) the extent of existing treed areas shall be indicated on the site plan accompanying the application for development together with an indication of the trees proposed to be removed in the course of development.

(2) Each application for a development permit shall be accompanied by a non-returnable fee of ($10.00) ten dollars for residential purposes and ($25.00) twenty-five dollars for all other applications.

(3) The Development Officer shall:

(a) receive, consider and decide on applications for a Development Permit for those uses listed in Schedule B which constitute permitted uses in a district and comply with the minimum standards for that district, and which have been assigned to him for consideration and decision; and

(b) refer to the Municipal Planning Commission (acting as the Development Officer) for its consideration and decision applications for a Development Permit for those uses listed in Schedule B which constitute discretionary uses and which have been assigned to it for consideration and decision.

(c) refer to the Municipal Planning Commission (acting as the Development Officer) at his discretion any application which in his opinion should be decided by the Commission.

(4) The Development Officer may refer all applications noted in Section 13(3)(b) and (c) above at least five days prior to M.P.C. meetings to the Planning Advisory who may provide comments in writing or in person at the M.P.C. meeting.

(5) In each district shown on the Land Use District map, development may only take place for the purposes respectively specified as permitted uses and discretionary uses (Schedule B) although Section 13(8) also applies.

(6) In each district shown on the Land Use District map, the standard of development shall be equal to or better than the minimum laid down in Schedule B.

(7) Council may require with respect to a development that as a condition of issuing a Development Permit, the applicant enter into an agreement to construct or pay for the construction of public roadways or parking areas, to install or pay for the installation of utilities and/or any municipal service mutually agreed upon, or to pay for an off-site levy or redevelopment levy imposed by order. The Development Officer may require proof of ownership or right to land in question and may require a surveyor's certificate as proof of location of development on said land.

(8) In the case where an application for a Development Permit has been refused pursuant to this PART or ultimately after appeal pursuant to PART FOUR of this Order, the submission of another application for a Permit on the same property and for the same or similar use of the land by the same or any other applicant may not be accepted by the Development Officer for at least six months after the date of the previous refusal.

(9) The Development Officer (or M.P.C.) may approve an application for a Development Permit notwithstanding that the proposed development does not comply with this Order if, in the opinion of the Development Officer (or M.P.C.):

(a) the proposed development would not
  (i) unduly interfere with the amenities of the neighbourhood, or
  (ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
(b) the proposed development conforms with the use prescribed for the land or building in the Order.

(10) An application for a Development Permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made on it by the Development Officer or M.P.C. within 40 days after receipt of the application by the Development Officer and the person claiming to be affected may appeal in writing as provided for in PART FOUR of this Order as though he had received a refusal at the end of the period specified in this subsection.

14. Development Permits and Notices

(1) A permit granted pursuant to this PART does not come into effect until 14 days after the date of an order, decision or Development Permit is issued, and any development proceeded with by the applicant prior to expiry of this period is done solely at the risk of the applicant.

(2) Where an appeal is made pursuant to PART FOUR of this Order, a Development Permit which has been granted shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.

(3) When a permit has been granted the Development Officer shall:
  (a) immediately mail a notice in writing to all adjacent land owners, and/or
  (b) immediately publish a notice in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.

(4) If the development authorized by a Permit is not commenced within 12 months from the date of its issue, or carried out in reasonable diligence, the permit is deemed to be void unless an extension not exceeding 12 months has previously been granted by the Development Officer.

(5) A decision of the Development Officer on an application for a Development Permit shall be given in writing and a copy of it sent to the applicant.

(6) When the Development Officer refuses an application for a Development Permit, the decision shall contain reasons for the refusal.

15. Development Permits - Rights of Development Officer

(1) Notwithstanding anything contained herein to the contrary, the granting of a Development Permit shall:

(a) indicate only that the development to which the Permit relates is authorized in accordance with the provisions of this Order and shall in no way relieve or excuse any person from complying with this or any other Order and Regulations affecting such works,

(b) be without prejudice to the Development Officer's rights to refuse any other permit or approval that may be required of it in respect of the development by this or any other Order, or

(c) be subject to the right of the Development Officer to suspend or revoke the Development Permit in accordance with the provisions of this Order and The Planning Act.

PART FOUR

APPEALS

16. Appeal Procedure

See Section 79 to 83 of The Planning Act, 1977 and Amendments thereto (Appendix B).

PART FIVE

ENFORCEMENT AND ADMINISTRATION

17. Contravention

See Sections 79, 148 and 149 of The Planning Act, 1977 and Amendments thereto. (Appendix C).

18. Application to Amend Order

(1) A person may apply to have this Order amended, by applying in writing to the Development Officer on the proper form furnishing reasons in support of the application and paying the fee therefore required under Section 19.

(2) The Minister may at any time initiate an amendment to this Order by directing the Development Officer to initiate an application therefore.

19. Form of Application

(1) All applications for amendments to the Land Use Order shall be made to the Minister in the form of Form G hereto and shall be accompanied by:

(a) an application fee of $250.00 for each application but if the proposed amendment is adopted by the Minister, the Minister may determine that the whole or part of the application fee be returned to the applicant.

(b) A certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant's interest in the said land;

(c) All drawings required to be submitted shall be to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete.

20. Amending Order

(1) All amendments to this Land Use Order shall be made by the Minister by order and in conformance with Sections 135 to 139 inclusive of the Act.

(2) At least five days prior to the public hearing pursuant to Section 135 (1) of the Act, the Minister may refer a copy of the proposed amending order and Form G to a Planning Advisor who may provide comments with respect to the proposed order in writing or in person at the public hearing pursuant to Section 36 (1) of the Act.

(3) Within five days of the passing of an amending order a copy of same may be sent to a Planning Advisor.

21. Suspension of Existing Controls

(1) Development Control Order No. 3 is hereby rescinded.

PART SIX

SUPPLEMENTARY REGULATIONS

22. General Provisions for the M.P.C.

(a) Where the phrase "as required by the Municipal Planning Commission" appears in this Order or the Land Use District Regulations Schedule of this Order, the M.P.C., prior to giving its decision, shall take into consideration the Subdivision Regulations and The Planning Act, and may refer the matter to a Planning Advisor.

Top Soil Removal

(b) An application for Development Permit in relation to the removal of top soil shall be referred to the Soil Conservation Officer for a recommendation.

Development Near Waterbodies and Watercourse

(c) Where a parcel of land borders on or contains a coulee, ravine or valley, with or without a watercourse, the following building or structure setbacks, from the upper break of the coulee, ravine or valley, shall apply:

Depth of the Coulee, Ravine or Valley	Minimum Building or Structure Setback
less than 25 feet	as required by the Development Officer
greater than 25 feet but less than 50 feet	75 feet
greater than 50 feet but less than 100 feet	150 feet
greater than 100 feet	200 feet

Notwithstanding the above the Development Officer may increase the building or structure setbacks where deemed necessary.

Where a parcel of land borders on or contains a waterbody the setback from the waterbody shall be determined by the Development Officer but shall not be less than 100 feet from a waterbody the area of which is 20 acres or more.

The foregoing regulations shall not apply to the construction of gates, fences, walls or other means of enclosure less than six (6) feet in height.

In making a decision on setback from a waterbody, the Development Officer may submit the application for a Development Permit to Alberta Environment - Water Resources Management Division for comments prior to the issuance of a permit.

Lands Subject to Flooding or Subsidence

(e) Development on land that is subject to flooding or subsidence or that is marshy shall be discouraged but when such development is allowed, the developer shall enter into a Save Harmless Agreement with the municipality for any damage to or loss of the development caused by flooding or subsidence.

In the case of development requiring a permit but not having a save harmless agreement, the developer shall be responsible for any damage to or loss of the development caused by flooding or subsidence.

In the case of development deemed approved under this Order, the developer shall be responsible for any damage or loss of the development caused by flooding or subsidence.

Airports

(f) Development near established airports will be required to follow Airport Vicinity Protection Areas or other established regulations.

Developer's Agreement

(g) The Development Officer or M.P.C. may require as a condition of the issuance of a Permit, that the Developer enter into a Developer's Agreement with the Minister.

23. Ancillary Building - Residential Land Use

(a) 1. No ancillary building or any portion thereof shall be erected or placed within the front yard of any parcel with the exception of farm buildings where approved by the M.P.C.

2. An ancillary building shall be situated on an interior lot so that the exterior wall shall be at least three feet from the side and rear lines of the parcel.

3. An ancillary building on a corner lot shall be so situated that the side yard which abuts the street shall be not less than the side yard of the main building.

4. In addition to complying with the other subsections of this section, a private garage shall be located so that the vehicle entrance doors shall be no closer than 18 feet to the property boundary upon which they open.

5. Notwithstanding Subsection two and in addition to complying with Subsection (1) and (3) of the section, a boathouse shall be located no closer than 25 feet from the rear boundary of the parcel upon which it is erected unless otherwise approved by the M.P.C.

6. An ancillary building shall be no more than twenty feet in height.
7. An ancillary building erected on a site shall not be used as a dwelling.
8. Where a structure is attached to the main building on a site by a roof, it is part of the main building.

Ancillary Building - Commercial and Industrial Districts

(b) 1. An ancillary building may be used as a residence in a Commercial or Industrial District only if the M.P.C. has approved such a use because it is deemed necessary for the security or fire protection of the main building or use in the site.

24. Corner Sites

1. No person, on a corner site in any hamlet residential district shall erect, place or maintain within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries distant 20 feet from the point where they intersect, a wall, fence, shrub, trees, hedge, or any object over three (3) feet in height above the lowest street grade adjacent to the intersection.

25. Projections Over Yards

The portions of and attachments to a main building which may project over or on a minimum yard are:

(a) on a site in a residential district, a cornice, sill, a canopy of eaves which project for a distance not exceeding one-half of the minimum side yard required for the site;
(b) a chimney which projects two feet or less provided that in each case it is not less than three feet from the side boundary of the site;
(c) unenclosed steps with or without a landing and above the surface of the yard if they do not project more than eight feet over or on a minimum front or rear yard, or more than three feet over or on a minimum side yard.

26. Moved in Buildings

(1) Prior to moving a building, a Development Permit shall be issued in the form of Form B of this Order.
(2) Any building to be moved in or placed on a parcel within any district established by this Order, other than a farm building in an Agricultural District, must be approved by the M.P.C.

(3) Application to "move in" a building shall be made on Form A of this Order.

(4) A Notice of Decision in respect of an application to "move in" a building shall be issued by the Development Officer in the form of Form C or D of this Order and permission may be subject to such conditions as the Municipal Planning Commission may specify.

(5) The Development Officer/M.P.C. may require the applicant to provide an acceptable performance bond equal to the estimated amount of repairs, to ensure completion of any renovations set out as a condition of approval of a permit.

27. Objects Prohibited or Restricted in Yards

(a) The D.O. or M.P.C. may require that a dugout, septic tank or cesspool may not be located within 134 feet of the property line of any public roadway other than a lane within the Agricultural Districts or Country Residential Districts.

(b) The Development Officer may impose conditions on non-agricultural and non-residential uses requiring the retention, planting or removal of trees.

(c) One holiday trailer may be parked on a site in a residential district for living and sleeping accommodation by a bonafide tourist for a period not to exceed 30 days within any given 6 month period.

(c) Not more than two holiday trailers shall be stored or parked on a parcel, except where approved by the M.P.C., on parcels situated in Agricultural Districts.

28. Dwelling Units Per Parcel

Notwithstanding Section 76 of The Act, the Minister may ask for an exemption from this section for any person or land within the Improvement District.

29. Third Residence

A third residence requires a Development Permit as stipulated elsewhere in this Order.

30. Main Building per Lot

No person shall construct or cause to be constructed more than one main building per lot unless otherwise permitted by this Order. Notwithstanding the above, more than one main building may be placed on a lot for an airport if the use complies to those listed in Schedule B (Land Use District Regulations) for the relevant district of this Order. More than one

main building may be permitted in the institutional, industrial or recreation facility district where approved by the M.P.C. and for the following discretionary uses in an Agricultural District where permitted under this Order: 1) abattoir, 2) tannery, 3) intensive hog operations, 4) livestock sales, 5) industrial plant, 6) farm subsidiary occupation, 7) hog buying station, 8) veterinary clinic, 9) church with or without an attached or separate manse, 10) kennel, 11) highway maintenance yard, 12) government weigh scale, 13) heliport, 14) school with or without teacherages, 15) minor recreational facility, 16) agricultural supply depot, 17) agricultural machinery sales and service, 18) ranger cabin, ranger station, 19) tradesman's or handicraft business, and 20) intensive agricultural uses.

31. Height of Buildings

Subject to the provisions of Section 23, Subsection 6, or unless otherwise specified in the Land Use District Regulations, the Municipal Planning Commission may regulate the height of any other structure to be erected on a site for a development in which a permit is required.

32. Placement of Buildings

(1) Unless otherwise provided by this Order all buildings erected or placed on a site shall meet the minimum yard requirements of the district in which the site lies with the exception of:

(i) where each half of a semi-detached house is to be contained in a separate parcel or title, no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit;

(ii) where the dwelling units of a row house building are to be contained in separate parcels or titles, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on the interior side of the dwelling unit;

(iii) where the end of a row house has no doors, windows, or other openings the side yards shall be as required by the Municipal Planning Commission.

33. Minimum Site Areas

In each district established by this Order and any amendments thereto no building shall be erected, placed or moved in on a site which comprises an area less than specified in the Land Use Districts Regulations Minimum Lot Area for such district, except that a lot of separate record in the Land Titles Office containing less than the minimum area or width specified for

the district may be used subject to the discretion of the Development Officer or Municipal Planning Commission, if all other requirements of the Order are observed.

34. Secondary Roads - General Provisions

(a) On a parcel of land located at the intersection of a secondary road with a rural road, no development shall be permitted within the areas illustrated in Figure 1, Supplementary Regulations, unless otherwise approved by the M.P.C.

(b) On a parcel of land located at the intersection of two secondary roads no development shall be permitted within the area illustrated in Figure 2, Supplementary Regulations, unless otherwise approved by the M.P.C.

(c) On a parcel of land located in the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 3, Supplementary Regulations.

(d) No development shall be located so that access or egress to a secondary road is within 500 feet of the beginning or end of a road curve of greater than two degrees curvature or within the distance from the intersection of two roads as illustrated in Figures 1, 2 and 3, Supplementary Regulations, unless otherwise approved by the M.P.C.

(e) Access or egress to a secondary road shall not be permitted where it would be:

(i) less than 500 feet from an existing access on the same side of the road;

(ii) less than 500 feet from a bridge;

(iii) less than 500 feet from an at-grade railway crossing;

(iv) at a point where the gradient of the road is in excess of 3 percent when the existing surveyed road has been constructed to secondary road standards or in the case of an existing surveyed road not constructed to secondary road standards, access or egress will be permitted only if construction to secondary road standards is expected within two years and the grade will then be less than 3 per cent.

(f) The planting of trees adjacent to secondary roads shall be in accordance with the requirement illustrated in Figure 1, 2 and 3, Supplementary Regulations, unless otherwise approved by the M.P.C.

(g) The Development Officer or the M.P.C. may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials or other similar uses.

(h) Undeveloped parcels legally created prior to the promulgation of this Order and which, as a result of this section, would not have building sites are excluded from the conditions shown in Supplementary Regulations Figures 1, 2, and 3. However, development must meet provisions as required by the M.P.C.

35. Primary Highways - General Provisions

(a) On a parcel of land located at the intersection of two primary highways, no development shall be permitted within the areas illustrated in Figure 4, Supplementary Regulations, unless otherwise approved by the M.P.C.

(b) On a parcel of land located at the intersection of a primary highway with a secondary road, no development shall be permitted within the areas illustrated in Figure 5, Supplementary Regulations, unless otherwise approved by the M.P.C.

(c) On a parcel of land located at the intersection of a primary highway with a rural road, no development shall be permitted within the areas illustrated in Figure 6, Supplementary Regulations, unless otherwise approved by the M.P.C.

(d) The planting of trees adjacent to primary highways shall be in accordance with the requirements illustrated in Figures 4, 5 and 6, Supplementary Regulations, unless otherwise approved by the M.P.C.

(e) The Development Officer or the M.P.C. may prescribe or approve screening of uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials or other similar uses.

(f) Notwithstanding Highway Development Control Regulations (Alberta Regulation 136/70) which apply to primary highways, this Order may establish a higher standard than Alberta Regulation 163/70 for development adjacent to primary highways and intersections.

(g) Undeveloped parcels legally created prior to the promulgation of this Order and which, as a result of this section, would not have building sites are excluded from the conditions shown in Supplementary Regulations Figures 4, 5 and 6. However, development must meet provisions as required by the M.P.C.

36. Re-Classification of Land in any Agricultural Districts

No Development Permit may be issued for a proposed development on any parcel of land within any Agricultural District that would result in three contiguous parcels of land being used for country residential, recreational, institutional, industrial, hamlet residential, or hamlet commercial unless the Minister has first re-classified such parcels to country residential, recreational, institutional, industrial, hamlet residential, or hamlet commercial districts, respectively. In Highway Development Districts or Public Lands Management Districts no Permit will be issued unless parcels of land being used for these purposes are first reclassified to the proper Land Use District.

37. Subdivision and Development Standards

Notwithstanding any other provisions in this Order, the M.P.C. may allow a minor variance of any or all of the following requirements where, in their discretion, such variance does not unduly affect the amenities, use or enjoyment of the site or the neighbouring properties. No minor variance shall be applied to roadway development setbacks.

(a) Development Standards and Yards

(i) Development setbacks and yards - 5 feet

(ii) Height of Buildings - 3 feet

(b) Subdivision Standards

(i) Country Residential Districts

- parcel size = 1/2 acre
- parcel width = 10% minimum width

(ii) Rural Industrial Districts

- parcel size = 1/2 acre
- parcel width = 10% of minimum width

(iii) Hamlet Districts

- parcel size = 500 square feet
- parcel width = 10% of minimum width

(iv) Agricultural District

The M.P.C. may grant a variance for a parcel greater than 10 acres in size for a residential use in an Agricultural District and request that the subdivision approving authority apply for a waiver of Section 22 of the Planning Act, Subdivision Regulations to the Alberta Planning Board.

NOTE: A subdivision proposed below the standard or above the standard in the Provincial Subdivision Regulations requires a waiver from the Alberta Planning Board.

FIGURE 1
SUPPLEMENTARY REGULATIONS

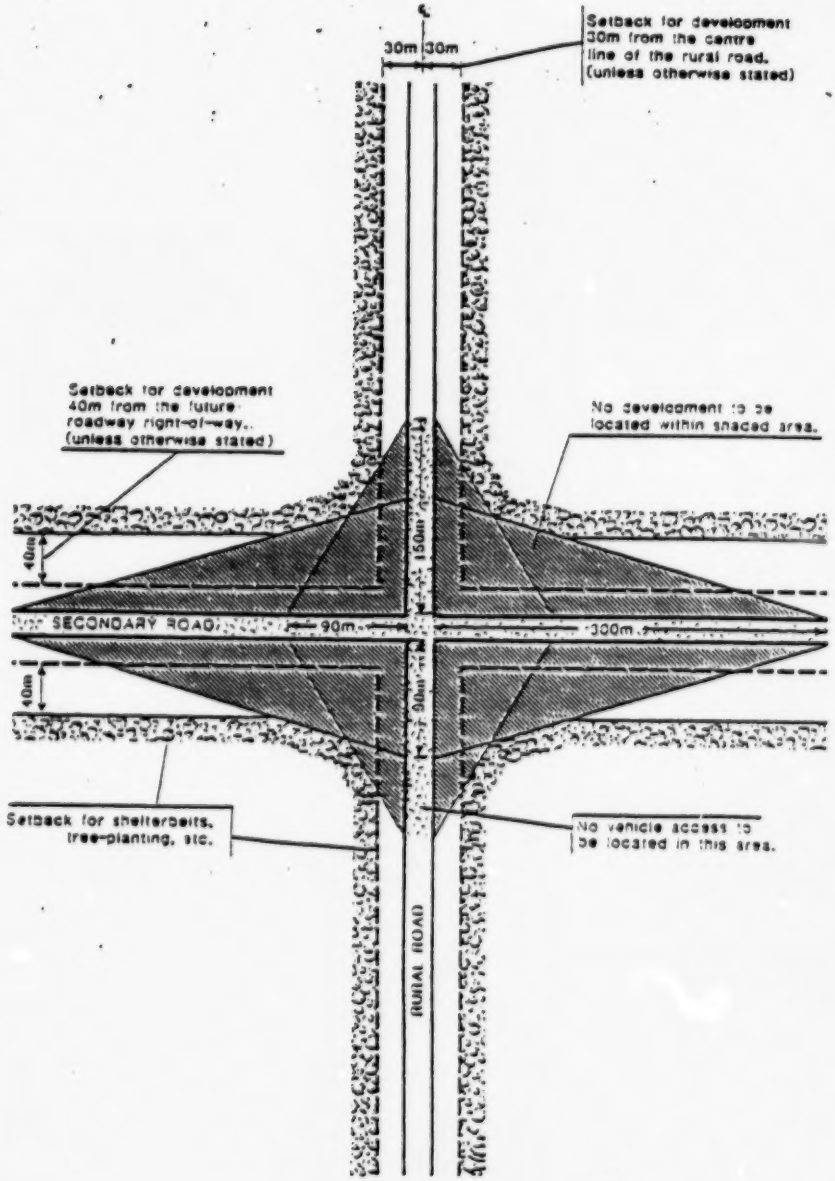

30m
30m
Setback for development 30m from the centre line of the rural road. (unless otherwise stated)
Setback for development 40m from the future roadway right-of-way. (unless otherwise stated)
No development to be located within shaded area.
40m
150m
SECONDARY ROAD
90m
300m
40m
90m
Setback for shelterbelts, tree-planting, etc.
No vehicle access to be located in this area.
RURAL ROAD

FIGURE 2
SUPPLEMENTARY REGULATIONS

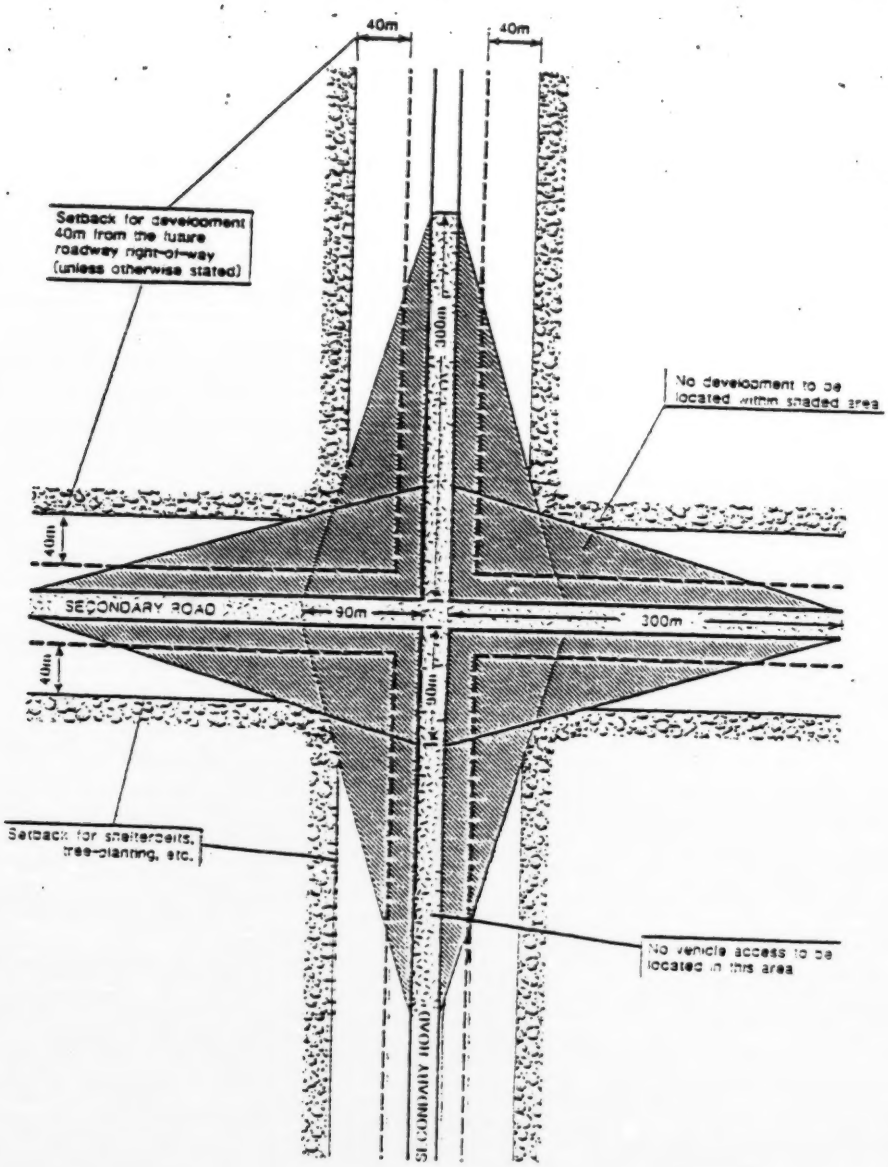


FIGURE 3
SUPPLEMENTARY REGULATIONS

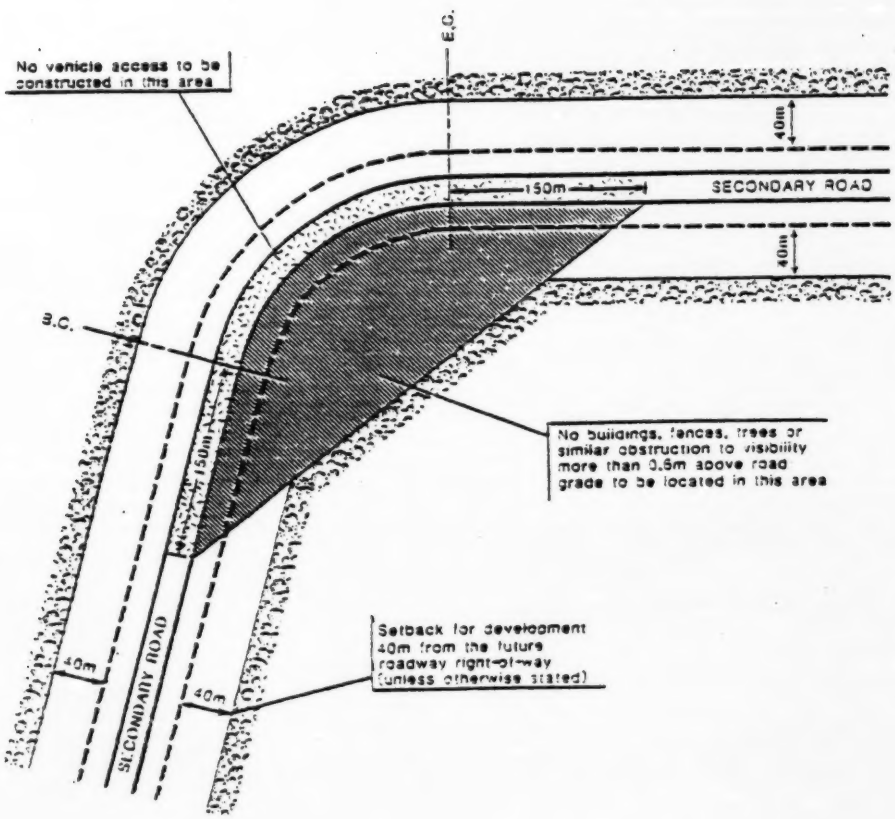

E.C.
No vehicle access to be constructed in this area
40m
150m
SECONDARY ROAD
40m
B.C.
No buildings, fences, trees or similar obstruction to visibility more than 0.6m above road grade to be located in this area
150m
SECONDARY ROAD
40m
40m
Setback for development 40m from the future roadway right-of-way (unless otherwise stated)

FIGURE 4
SUPPLEMENTARY REGULATIONS

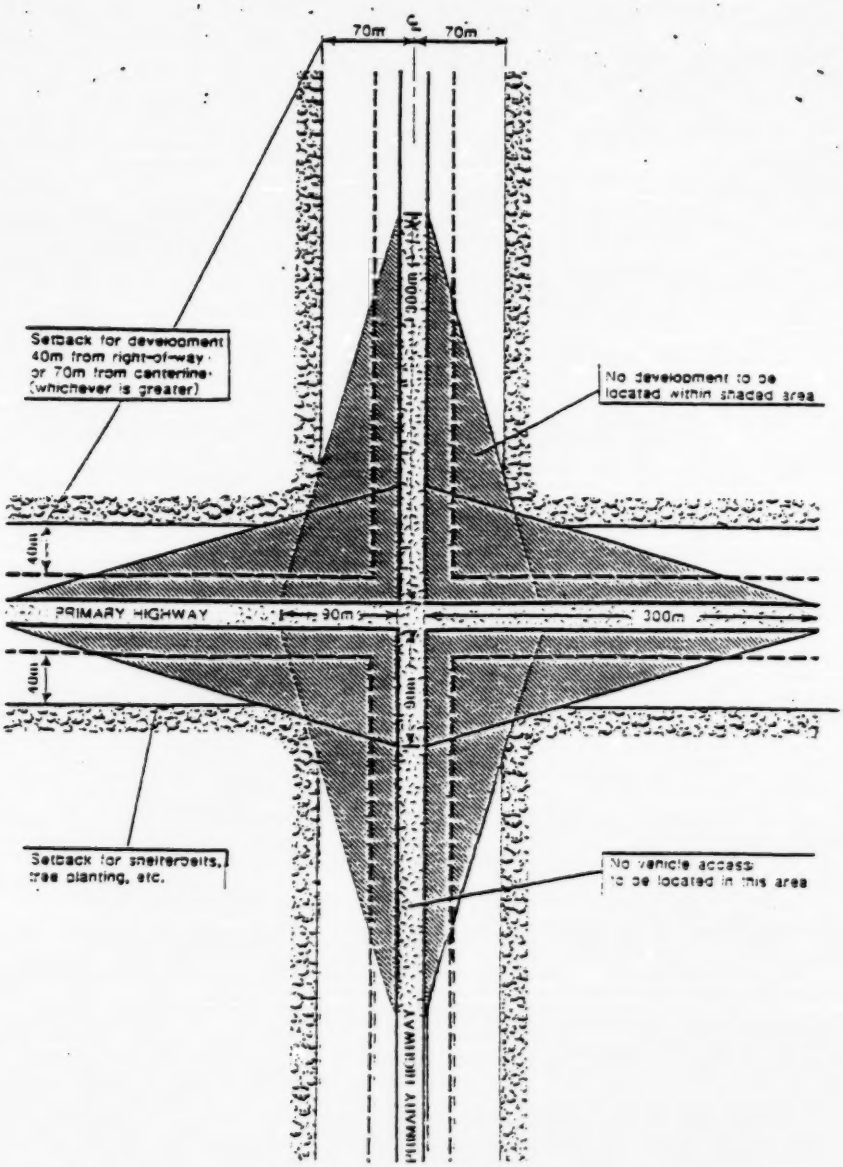


FIGURE 5
SUPPLEMENTARY REGULATIONS

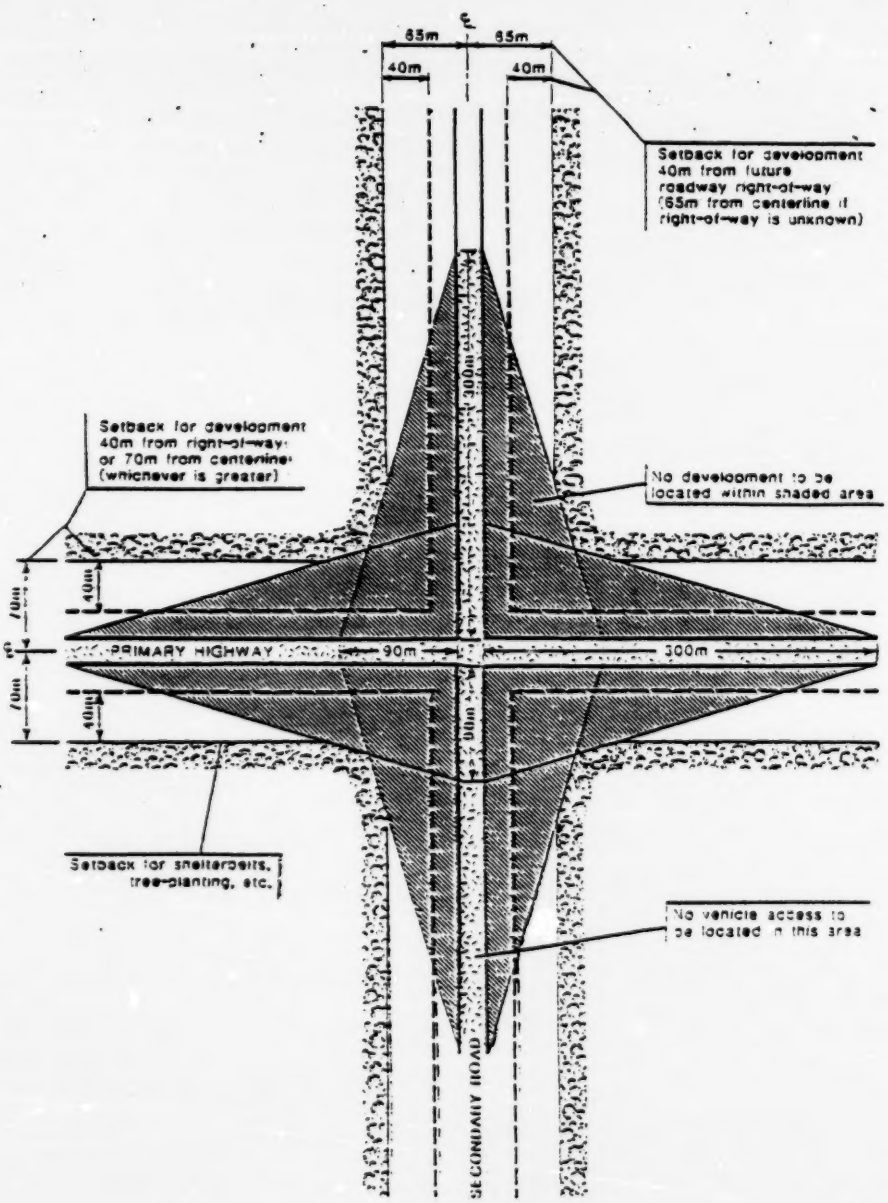
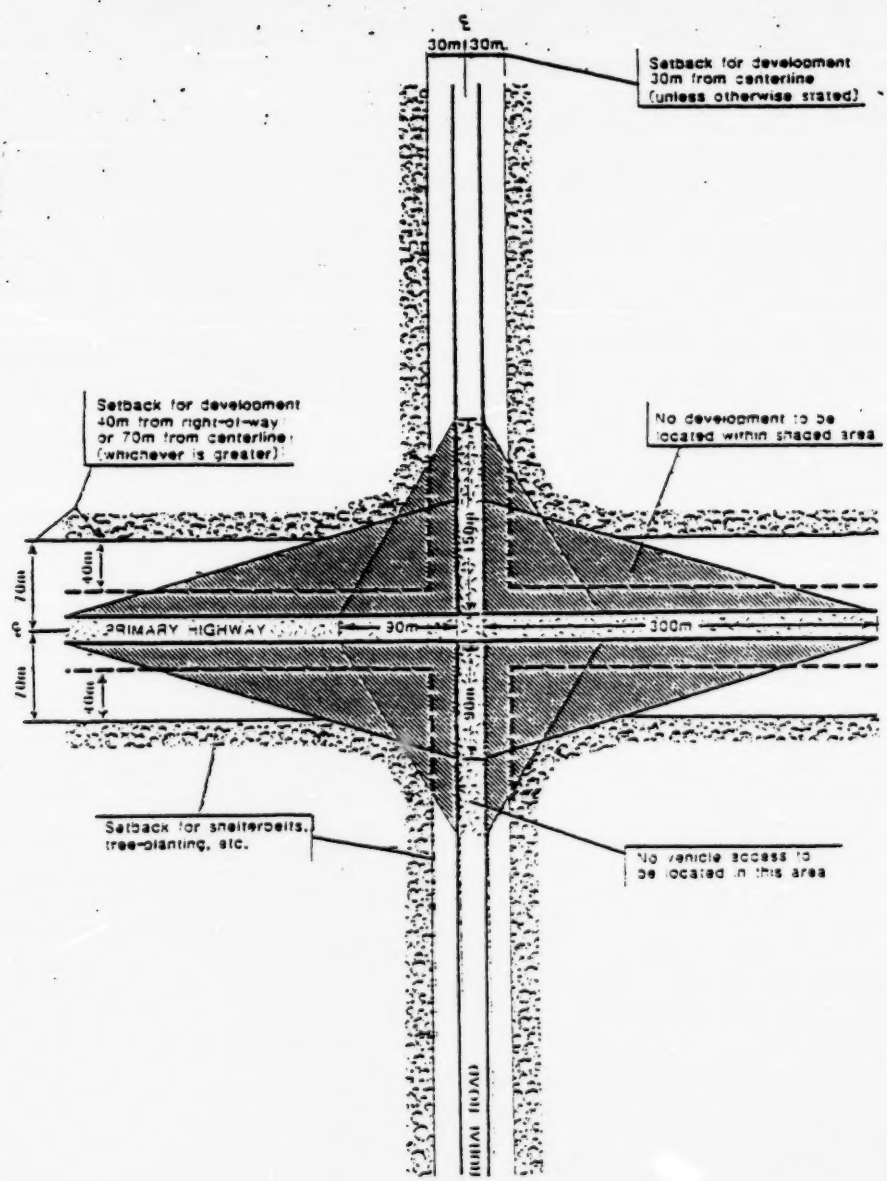


FIGURE 6
SUPPLEMENTARY REGULATIONS



7.0 SCHEDULE A

LAND USE DISTRICT MAP

AND

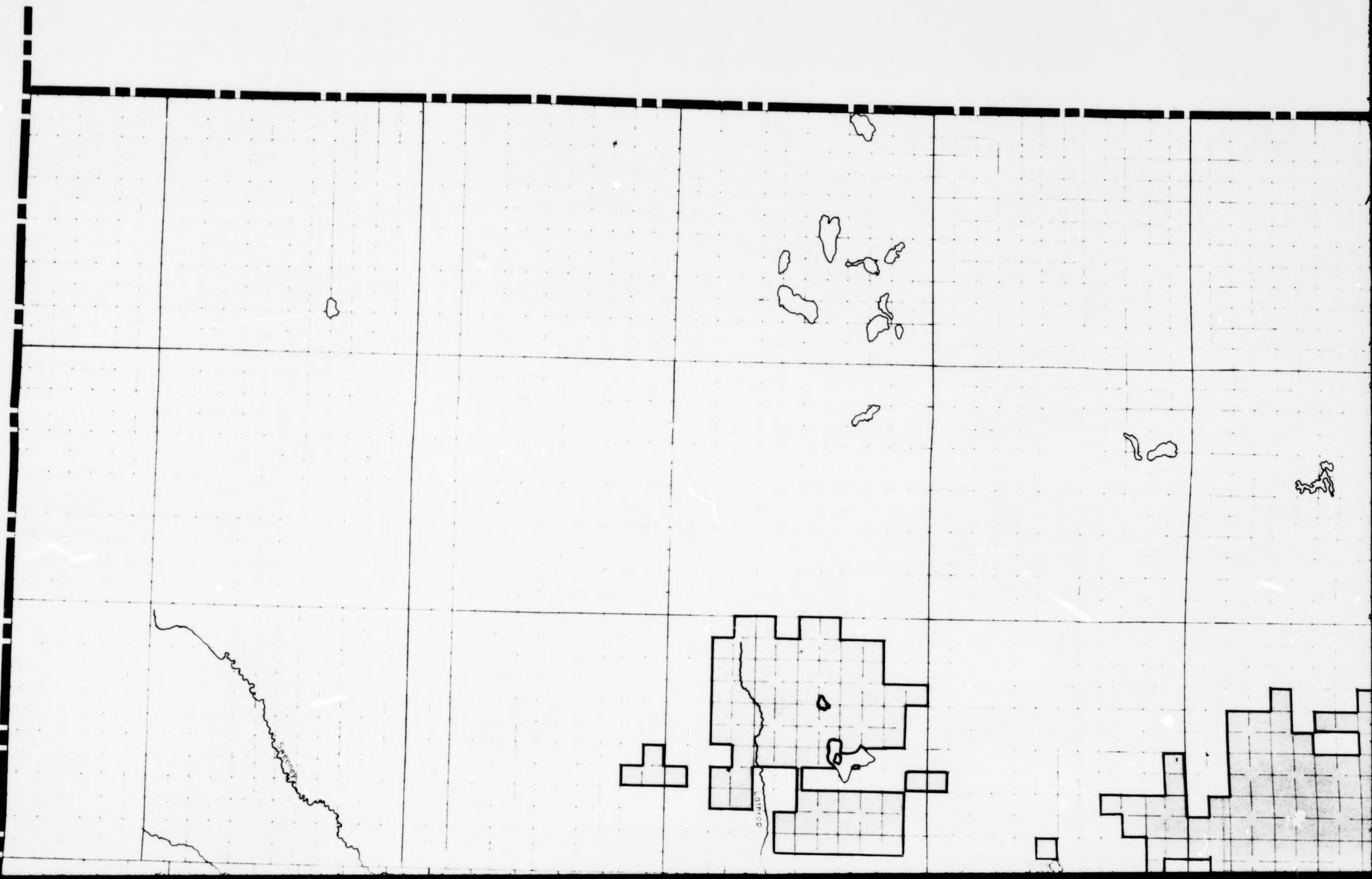
DETAILED MAPS

R.13 R.12 R.11 R.10 R.9 R.8

TWP. 89

TWP. 88

TWP. 87



R.8 R.7 R.6 R.5 R.4 R.3

I.D. 23

Running Lake

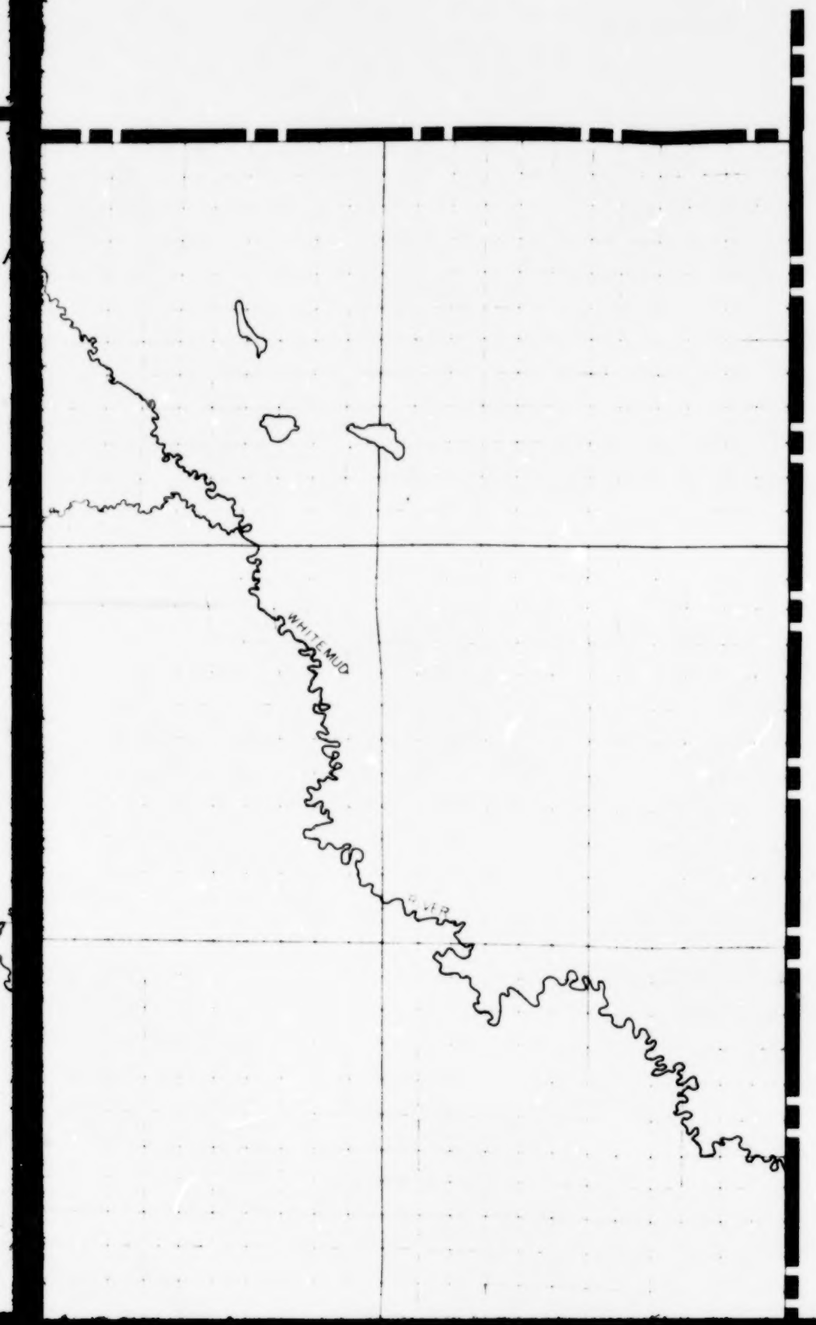
SOUTH WHITEMUD RIVER

WHITEMUD RIVER

CLEAR HILLS INDIAN RESERVATION 152 C

WORSLEY

R.3 R.2



IMPROVEMENT DISTRIC

DISTRICT MAP 1

SECTION 9.3.0

ORDER No.

CHAIRMAN
IMPROVEMENT DISTRICT No. 21

IMPROVEMENT DISTRICT ADMINISTRATOR

FOR ALBERTA MUNICIPAL AFFAIRS

AMENDMENTS

ORDER No. DATE

DISTRICT NO. 21

1

TWP. 87

TWP. 86

TWP. 85

TWP. 84

BRITISH COLUMBIA

Sweeney Creek

McLean Creek

Little Clearwater River

Clearwater River

Slims Lake

Eureka River

Lake River

Boundary Line

CLEAR HILLS
INDIAN
RESERVATION
152 C

WORSLEY

726

730

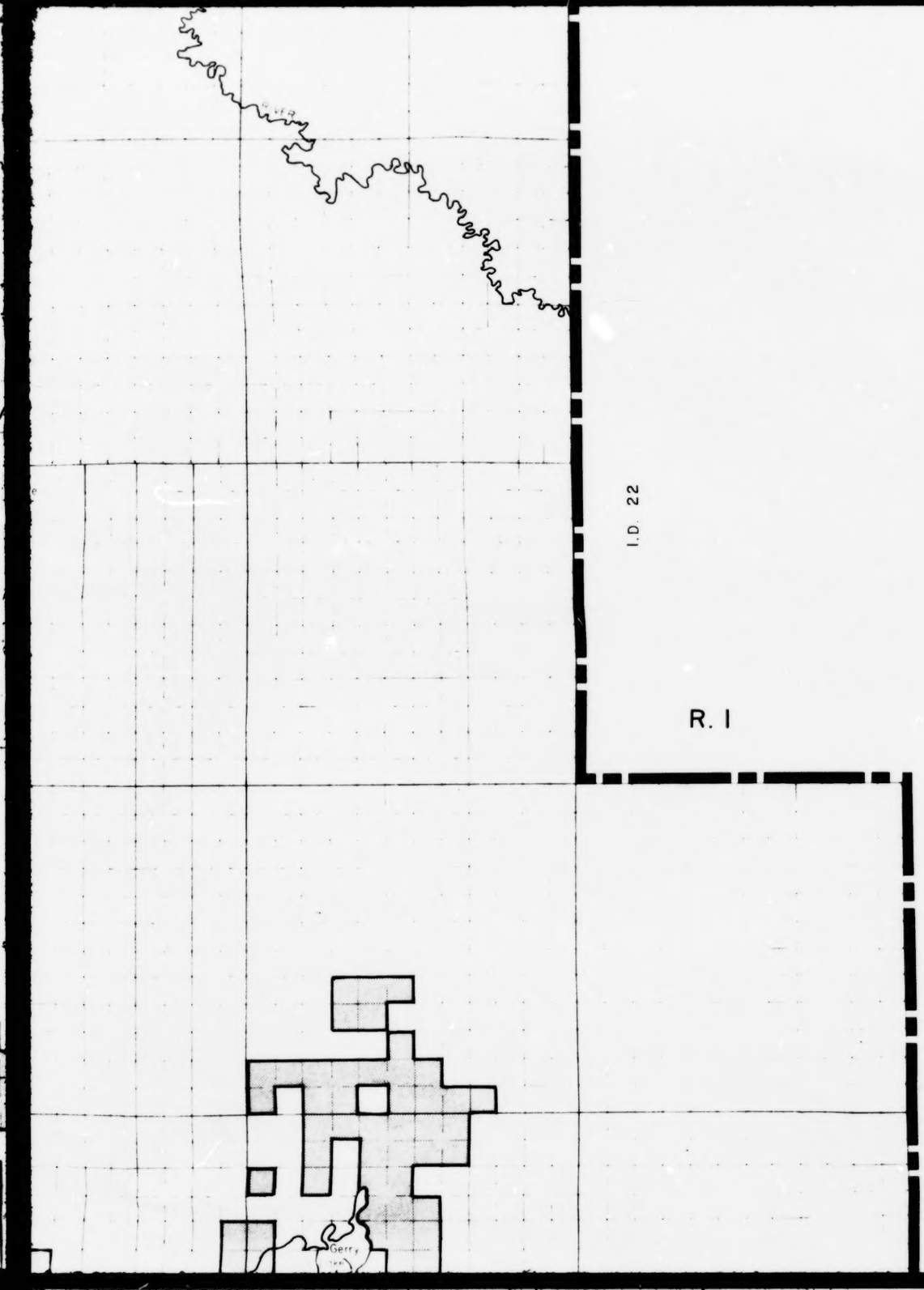
64

730

Montagneuse
Lake

RIVER

Gerry
Lake



I.D. 22

AMENDMENTS

ORDER No. DATE

DISTRICT CLASSIFICATION

F

AG-I

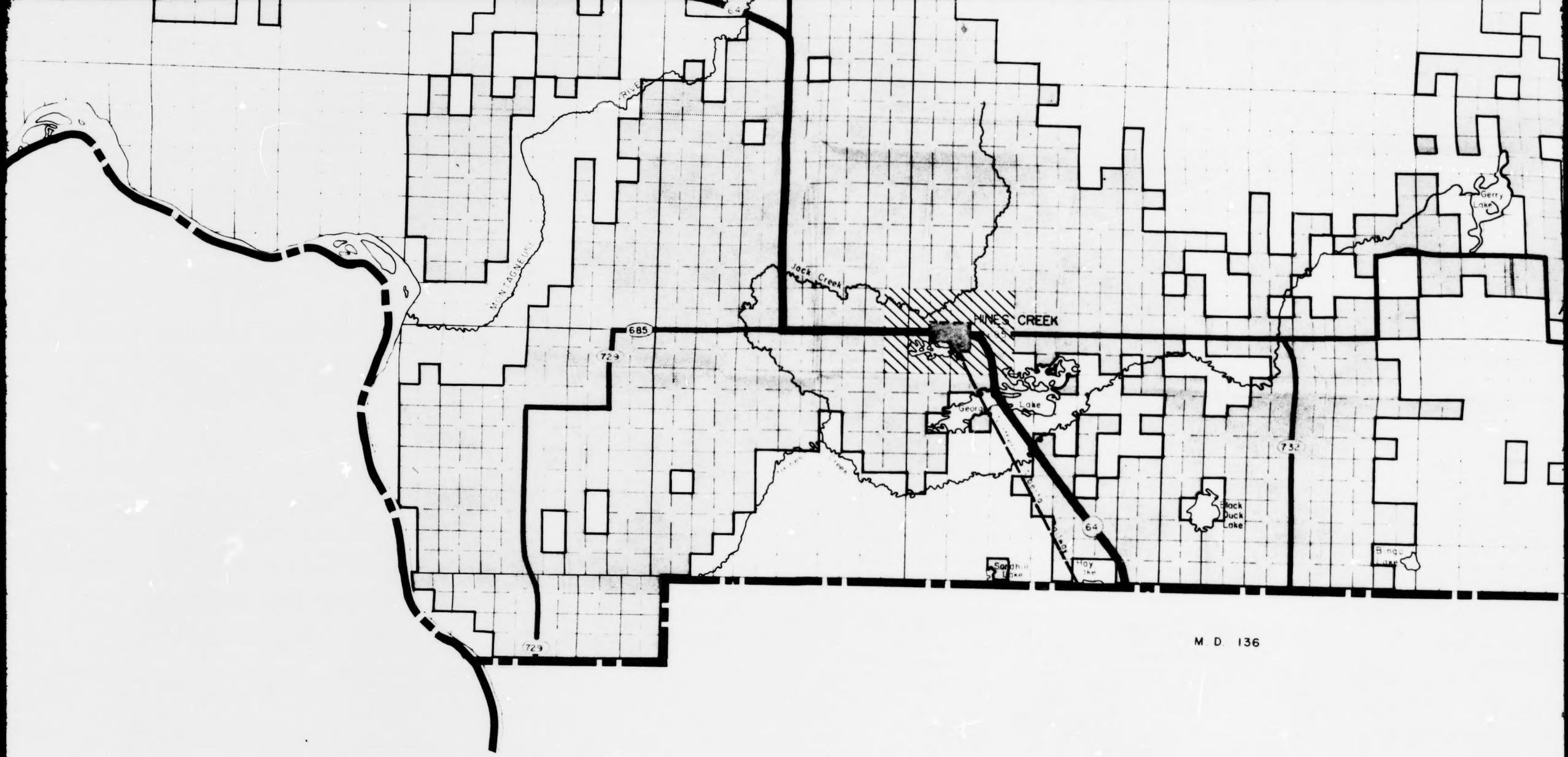
AG-2

HAMLETS

TWP. 84

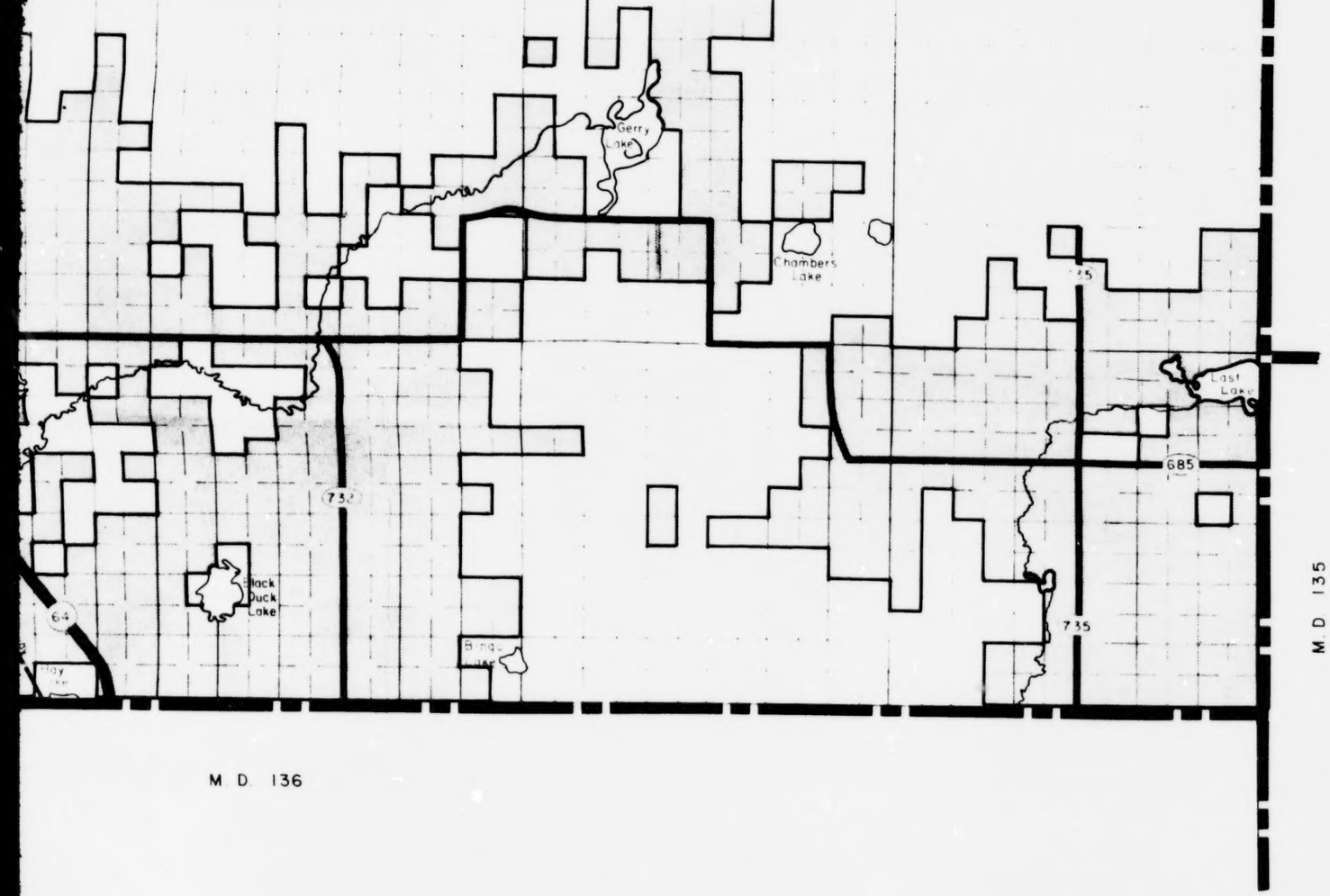
TWP. 83

I.D. 20



M. D. 136

SCALE 1:125,000



M.D. 136

PREPARED BY:
SOURCES

Peace River Regional Planning Commission
Base adapted from Energy and Natural Resources
Forest Cover Series
Peace River Regional Planning Commission
Improvement District No. 21

onal Planning Commission
m Energy and Natural Resources
Series
onal Planning Commission
rict No 21

7.1 SCHEDULE B

LAND USE DISTRICT REGULATIONS

In accordance with PART THREE of this Order the Development Officer is hereby authorized to decide applications for development permits for permitted uses in this schedule where minimum standards are specified, and the Municipal Planning Commission is hereby authorized to decide applications for development permits for discretionary uses, and permitted uses for which the minimum standards are at the discretion of the M.P.C.

AGRICULTURAL DISTRICT 1 "A1"

The general purpose of this district is to provide for the conservation of extensive areas of prime agricultural land for a wide range of agricultural uses.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings.
(2) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where permitted.

B. DISCRETIONARY USES

(1) Abattoir
(2) Agricultural industry
(3) Agricultural supply depot (fertilizer storage)
(4) Airport, heliport (public or private)
(5) Ancillary buildings or uses
(6) Auto wrecker
(7) Bulk Oil supplies
(8) Church with or without one attached or separate manse
(9) Community Centre (hall)
(10) Contractor's business
(11) Farm Subsidiary occupation
(12) Forestry operations, woodlots and sawmills
(13) Game Farm
(14) Gasoline service station
(15) Golf course
(16) Government weigh scale
(17) Gravel pit, sand pit with a maximum of 160 acres
(18) Highway maintenance yard
(19) Hog buying station
(20) Home occupation
(21) Industrial Plant (including gas plant)
(22) Intensive agriculture
(23) Kennel
(24) Landfill site on sites more than 500 feet from any primary highway and more than 1,000 feet from any other district
(25) Livestock sales yard
(26) Minor recreational facility (public or private)
(27) Pipe and equipment storage yards
(28) Post Office
(29) Public and institutional buildings and uses

(30) Public utility building as required to serve this district
(31) (Commercial) Radio, television and other communication or lookout tower
(32) Ranger cabin, ranger station
(33) Residences
(34) Retail store or minor commercial facility
(35) School with or without teacherages
(36) Sewage lagoons, sewage treatment plant
(37) Sod Farm
(38) (Commercial) Stripping of top soil
(39) Tannery
(40) Temporary campsites
(41) Tradesman's or handicraft business
(42) Veterinary clinic
(43) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) Extensive agriculture
One quarter section or as approved by the M.P.C.
(2) All other uses:
As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

(1) No part of any building or structure shall be located within 134 feet of the property line of any public roadway not designated Secondary Road or Primary Highway under the Public Highway Development Act unless otherwise required by the M.P.C.
(2) A setback of 134 feet from the future road right of way shall be provided on any road designated as a Secondary Road under the Public Highways Development Act. If the future right of way is not known, a set-back of 209 feet from the centre line of the Secondary Road shall be required.
(3) (NOTE: Where Secondary Road, also apply Section 36). A set-back of 234 feet from the centre line of a Primary Highway or 134 feet from the right of way, whichever the greater is required for roads designated as Primary Highways under the Public Highways Development Act. (NOTE: Where Primary Highway, also apply Section 34).

NOTE: Parcels which cannot comply with the foregoing and which were legally created prior to the promulgation of this Order shall meet the setback requirements as determined by the M.P.C. for:
(a) a public roadway not designated a Secondary Road or Primary Highway under the Public Highways Development Act;
(b) a Secondary Road under the Public Highways Development Act;
(c) a Primary Highway under the Public Highways Development Act.

Approval from Alberta Transportation is also required.

E. MINIMUM WIDTH OF SIDE YARD

50 feet unless a corner parcel where the minimum side yard shall be the same as the front yard unless otherwise required by the M.P.C.

F. MINIMUM DEPTH OF REAR YARD

50 feet unless otherwise required by the M.P.C.

G. LANDSCAPING

In addition to other provisions of this Order, landfill sites, gravel pits, sand pits, sewage lagoons, sewage treatment plants, kennels, highway maintenance yards, outdoor storage areas for uninhabited recreational vehicles and trailers, bulk oil supplies, agricultural supply depots, pipe and equipment storage yards and any discretionary use not hereby listed may have to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

H. OTHER REGULATIONS

The Development Officer or the M.P.C. may decide on such other requirements as are necessary, having due regard to the nature of a proposed development and the purpose of this District.

AGRICULTURAL DISTRICT 2 "A2"

The general purpose of this district is to control development around urban centres of those uses which require a larger lot or parcel on which to operate.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings.

(2) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where permitted.

B. DISCRETIONARY USES

(1) Airports
(2) Ancillary buildings and uses
(3) Church with or without one attached or separate manse
(4) Community centre
(5) Farm subsidiary occupation
(6) Gravel pit, sand pit
(7) Highway haintenance shop
(8) Home occupation
(9) Intensive agriculture
(10) Kennel
(11) Landfill site providing it is more than 500 feet from any Primary Highway and more than 1,000 feet from any other district or urban municipality
(12) Livestock buying station
(13) Public and institutional buildings and uses
(14) Public utility building as required to serve this district
(15) (Commercial) Radio, television and other communication tower
(16) Sawmills
(17) Sewage Lagoon, sewage treatment plant, community water supply
(18) Single family residences
(19) Sod farm
(20) (Commercial) Stripping of top soil
(21) Temporary Campsites
(22) Veterinary Clinic
(23) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) Extensive agriculture:
One quarter section or as approved by the M.P.C.

(2) All other uses:
As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

(1) No part of any building or structure shall be located within 134 feet of the centre line of any public roadway not designated a Secondary Road or a Primary Highway under the Public Highways Development Act unless otherwise required by the M.P.C.

(2) A setback of 134 feet from the future roadway right of way shall be provided on any road designated as a Secondary Road under the Public Highways Development Act. If the future right of way is not known, a setback of 209 feet from the centre line of the Secondary Road shall be required.

(NOTE: Where it is a Secondary Road, also apply Section 33)

(3) A setback of 234 feet from the centre line of a Primary Highway or 134 feet from the right of way, whichever is greater, is required for roads designated as Primary Highways under the Public Highways Development Act.

(NOTE: Where it is a Primary Highway, also apply Section 34)

NOTE: Parcels which cannot comply with the foregoing and were legally created prior to the promulgation of this Order shall meet setback requirements as permitted by the M.P.C. for:

(a) a public roadway not designated a Secondary Road or a Primary Highway under the Public Highways Development Act.

(b) a Secondary Road under the Public Highways Development Act.

(c) a Primary Highway under the Public Highways Development Act.

Approval from Alberta Transportation is also required.

E. MINIMUM WIDTH OF SIDE YARD

50 feet, except in the case of a corner parcel where the minimum side yard shall be the same as the front yard, unless otherwise required by the M.P.C.

F. MINIMUM WIDTH OF REAR YARD

50 feet, unless otherwise required by the M.P.C.

G. LANDSCAPING

In addition to other provisions of this Order, landfill sites, gravel pits, sand pits, sewage lagoons, and sewage treatment plants may have to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

H. OTHER REGULATIONS

The Development Officer or the M.P.C. may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

COUNTRY RESIDENTIAL DISTRICT 1 "CR1"

The general purpose of this district is to regulate the development of country residences. Minor agricultural pursuits or industrial storage may be permitted in this district.

A. PERMITTED USES

(1) Ancillary buildings and uses
(2) Single family dwelling

B. DISCRETIONARY USES

(1) Ancillary buildings and uses
(2) Beekeeping and selling of honey
(3) Greenhouse, nursery garden
(4) Home occupation
(5) Keeping of poultry and livestock for own use
(6) Mobile home
(7) Public and institutional buildings and uses
(8) Public utility buildings and uses
(9) Vegetable and fruit garden
(10) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) For single family dwelling or mobile home:
Not less than 3 acres and not more than 10 acres per parcel.
Minor agricultural activities may be permitted, however, residents are expected to derive their main source of income from sources other than agricultural activities.
(2) For all other uses:
As required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

50 feet, or as required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

50 feet, or as required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

50 feet, or as required by the M.P.C.

H. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings shall be of new construction or moved in unless otherwise required by the M.P.C.

Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or M.P.C. The finish and appearance of buildings should complement other structures and natural site features.

COUNTRY RESIDENTIAL DISTRICT 2 "CR2"

The general purpose of this district is to regulate the development of country residences. No minor agricultural pursuits and industrial storage may be permitted in this district.

A. PERMITTED USES

(1) Ancillary buildings and uses
(2) Single family dwelling

B. DISCRETIONARY USES

(1) Ancillary buildings and uses
(2) Home occupation
(3) Mobile home
(4) Park and/or playground
(5) Public and institutional buildings and uses
(6) Public utility buildings and uses
(7) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) For single family dwelling:
Not less than 3 acres and not more than 5 acres per parcel
No fur bearing animals, fowl or livestock other than domestic pets may be kept on the parcel EXCEPT that one saddle pony may be permitted on each three acre parcel.
(2) All other uses:
As required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

25 feet, or as required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

15% of the width of site. In the case of a corner site the width of the side yard adjoining the side street shall not be less than 50 feet or as required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet, or as required by the M.P.C.

H. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings shall be of new construction or moved in unless otherwise required by the M.P.C.

Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or M.P.C. The finish and appearance of buildings should complement otner structures and natural site features.

COUNTRY RESIDENTIAL DISTRICT 3 "CR3"

The general purpose of this district is to regulate the development of country residences within lake areas. There shall be no agricultural pursuits in this district.

A. PERMITTED USES

(1) Ancillary buildings and uses
(2) Single family dwelling

B. DISCRETIONARY USES

(1) Extensive recreation
(2) Home occupation
(3) Intensive Recreation
(4) Mobile home
(5) Park and playground
(6) Public and institutional buildings and uses
(7) Public utility buildings and uses
(8) Ancillary buildings and uses
(9) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) For single family dwelling:
Not less than 3 acres and not more than 5 acres per parcel.
No fur bearing animals, fowl or livestock other than domestic pets may be kept on the parcel.
(2) All other uses:
As required by the M.P.C.

D. PARCEL DENSITY PER QUARTER SECTION

Maximum - 40 parcels

E. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

F. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C

G. MINIMUM WIDTH OF SIDE YARD

15% of width of site. In the case of a corner site the width of the side yard adjoining the side street shall not be less than 25 feet unless otherwise required by the M.P.C.

H. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise required by the M.P.C.

I. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings shall be of new construction or moved in unless otherwise required by the M.P.C.

Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or M.P.C. The finish and appearance of buildings should complement other structures and natural site features.

HIGHWAY DEVELOPMENT DISTRICT "H"

The general purpose of this district is to regulate development adjacent to primary highways and secondary roads.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings
(2) Second dwelling or mobile home on a lot of 80 acres or more

B. DISCRETIONARY USES

(1) Alberta Transportation maintenance yards
(2) Ancillary buildings
(3) Government weigh scales and campsites
(4) Institutional and public uses
(5) Recreational uses
(6) Service Stations, motels, hotels, cafes, drive-in restaurants and other similar uses, which in the opinion of the M.P.C. are required to serve the motoring public
(7) Other similar uses as approved by the M.P.C.

C. MIMIMUM LOT AREA

(1) Extensive agriculture:
One quarter section or as permitted by the M.P.C.
(2) All other uses:
As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

As specified by Alberta Transportation but in no case less than 134 feet.

E. MINIMUM WIDTH OF SIDE YARD OR REAR YARD

25 feet or greater as determined by the M.P.C.

F. LANDSCAPING

All highway development uses shall be screened, landscaped or buffered to the satisfaction of the M.P.C./D.O.

G. ADDITIONAL REQUIREMENTS

The D.O./M.P.C. may decide on such other requirements as are considered necessary having due regard to the nature of a proposed development and the purpose of this District.

RURAL INDUSTRIAL DISTRICT "RM"

The general purpose of this district is to accommodate industrial buildings and uses which are considered appropriate in a rural area.

A. PERMITTED USES

(1) An agricultural industry
(2) Asphaltic hot mix manufacture
(3) Bulk oil storage
(4) Contractors or builders yards
(5) Equipment rentals
(6) Extensive agriculture and farm buildings
(7) Fertilizer storage
(8) Food freezer or locker plant excluding slaughtering and eviscerating
(9) Grain milling, cleaning and drying
(10) Industrial laboratories
(11) Lumber yard
(12) Machine shop
(13) Manufacturing and/or assembly plant including gas plants of less than 9,100 square feet
(14) Oilfield and gasfield servicing
(15) Redimix concrete
(16) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where required
(17) Sheet metal products manufacture
(18) Trucking or freight terminal
(19) Warehouse
(20) Welding shop

B. DISCRETIONARY USES

(1) Abattoir
(2) Brick, tile or terra cotta manufacture
(3) Concrete products manufacture
(4) Electricity production
(5) Gravel pit, sand pit
(6) Manufacturing and/or assembly plant including gas plant of more than 9,100 square feet total floor area
(7) Metal manufacture
(8) Packaging, bottling, boxing plant
(9) Paper manufacture
(10) Petroleum refinery
(11) Plastic, chemical manufacture
(12) Plastic products manufacture
(13) Public utility buildings or uses required to serve this district

(14) Railroad yards for storage, maintenance, and repair of rolling stock
(15) Rock or gravel processing
(16) Salvage yard and/or auto wrecking
(17) Sawmill
(18) Sewage lagoon and sewage treatment plant
(19) Tannery
(20) Other industrial structures, activities and uses appropriate for this district

C. MINIMUM LOT SIZE

2 acres unless otherwise required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

500 square feet or as required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

Same as Agricultural District 1.

F. MINIMUM WIDTH OF SIDE YARD

10% of width of site or 20 feet, whichever is lesser. In the case of a corner site, the width of side yard adjoining the side street shall be as required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise permitted by the M.P.C.

H. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only.
Exterior finish to be wood, metal or similar siding, concrete, brick or stucco to the satisfaction of the Municipal Planning Commission.

I. OFF-STREET PARKING

As required by the M.P.C.

J. LANDSCAPING

In addition to other provisions of this Order, contractors or builders yards, oilfield and gasfield servicing, lumber yard, bulk oil storage, redimix concrete, fertilizer storage, asphaltic hot mix manufacture, salvage yard and/or auto wrecking, gravel pit, sand pit, gravel processing, railroad yards, brick, tile or terra cotta manufacture, and sewage lagoon and sewage treatment plant and any discretionary use not hereby listed may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

RURAL RECREATIONAL DISTRICT "RR"

The general purpose of this district is to permit development of intensive and extensive recreational facilities and uses.

A. PERMITTED USES

(1) Cross-country skiing facility
(2) Extensive recreational use
(3) Golf course
(4) Park
(5) Park site, picnic grounds
(6) Playground
(7) Tennis court

B. DISCRETIONARY USES

(1) Arena
(2) Arts and crafts centre
(3) Commercial and public campground
(4) Commercial riding stable
(5) Curling rink
(6) Driving range
(7) Exhibition and/or rodeo grounds
(8) Flying club
(9)) Holiday trailer park
(10) Intensive recreational use
(11) Marina and/or boat rental facility
(12) Outdoor skating rink
(13) Public utility building
(14) Rifle range
(15) Skeet and trap facility
(16) Ski resort
(17) Snow vehicle area
(18) Swimming pool
(19) Other recreational structures, activities and uses appropriate for this district

C. MINIMUM LOT SIZE

As required by the M.P.C.

D. MINIMUM FLOOR AREA

Minimum: 500 square feet or as required by the M.P.C.
For public utility buildings: as determined by the M.P.C. but not to exceed 800 square feet.

E. MINIMUM DEPTH OF FRONT YARD

Same as Agricultural District 1

F. MINIMUM WIDTH OF SIDE YARD

Side yards shall be 10% of the width of the site, providing that no side yard may be less than 5 feet. No side yard need exceed 10 feet if 10% of the width of the site is greater than 10 feet. In the case of a corner site, the width of side yard adjoining the side street shall be not less than 10 feet unless otherwise permitted by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise permitted by the M.P.C.

H. MAXIMUM BUILDING HEIGHT

Two storeys or 30 feet or as otherwise permitted by the M.P.C.

I. REMOVAL OF VEGETATION

The removal of trees and/or shrubs without a development permit is prohibited.

J. MINIMUM SIZES FOR CAMPGROUNDS

Commercial campground stalls shall be a minimum size of 1,500 square feet. Resort cabins shall have an individual site area of 1,200 square feet.

K. OFF-STREET PARKING

Arena - 1 space per 3.5 seating spaces.
Exhibition, rodeo grounds - parking as required by the M.P.C.
Any discretionary use not included in the foregoing, may have an off-street parking requirement as required by the M.P.C.

L. LANDSCAPING

In addition to other provisions of this Order, the M.P.C. may require any discretionary use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the M.P.C.

PUBLIC LANDS MANAGEMENT DISTRICT "PLM"

The general purpose of this district is to regulate land use within the Green area of the Improvement District.

A. DISCRETIONARY USES

(1) Ancillary building
(2) Cattle grazing
(3) Gravel pit, sand pit
(4) Natural resources extraction industries
(5) Park
(6) (Commercial) Radio, television and other communication towers with building
(7) Recreational and related uses
(8) Sawmill, planer mill
(9) (Commercial) Stripping of top soil
(10) Trapping
(11) Those uses listed as discretionary in Agricultural District 1
(12) Other similar uses as approved by the M.P.C.

Extensive Agricultural uses deemed approved under Section 11 of this Order would not require development permits.

B. MINIMUM LOT AREA

As required by the M.P.C.

C. LANDSCAPING

In addition to other provisions of this Order, the M.P.C. may require any use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature satisfactory to the M.P.C.

D. ADDITIONAL REQUIREMENTS

A Development Permit may be issued for development on Crown Land subject to a disposition (lease, license, disposition leading to a patent, etc.) having been obtained from Alberta Energy and Natural Resources - Lands or Forestry Division

MOBILE HOME PARK DISTRICT "MHP"

The general purpose of this district is to permit the development of Mobile Home Parks in the Improvement District where common water and sewer facilities are in place.

A. PERMITTED USES

(1) Ancillary buildings and uses
(2) Common indoor storage facility
(3) Common laundry facility
(4) Common outdoor storage facility
(5) Mobile home park
(6) Mobile home park office
(7) Park
(8) Playground
(9) Public utility building or use required to serve this district

B. DISCRETIONARY USES

(1) Convenience store
(2) Individual storage facility
(3) Social centre for mobile home park

C. MAXIMUM DENSITY

8 mobile home units per acre

D. MINIMUM MOBILE HOME PARK SIZE

5 acres

E. MINIMUM MOBILE HOME LOT AREA

(1) For single-wide mobile homes:
5,000 square feet with a minimum mean width of 50 feet and a minimum mean depth of 100 feet. 50% or more of such lots shall be at least 5,400 square feet in area.

(2) For double-wide mobile homes:
5,500 square feet with a minimum mean width of 55 feet and a minimum mean depth of 100 feet. 50% or more of such lots shall be at least 6,050 square feet in area.

F. SITE COVERAGE

The mobile home and ancillary buildings shall not cover more than 35% of a mobile home lot.

G. YARD REQUIREMENTS

(1) Mobile Home Park

(a) No building or structure other than a fence shall be located within 25 feet from the right-of-way of any public roadway adjacent to the mobile home park, or within a greater distance as required by the M.P.C.

(b) No building or structure shall be located within 15 feet from a property line of the mobile home park not fronting on a public roadway right-of-way.

(2) Mobile Home Lot

(a) Minimum Front Yard - 12 feet from an internal roadway or parking area

(b) Minimum Side Yard - Standard Placement

No mobile home shall be located within 15 feet of one another and no portion of a mobile home or ancillary building shall be placed closer than 5 feet from a side lot line. No standard mobile home unit placement shall be permitted within a block of lots designed or designated for zero lot line placement.

(c) Minimum Rear Yard - 5 feet

(d) Mobile homes including attached structures shall be at least 50 feet from any mobile home, including any attached structures or permanent park structures located directly on the opposite side of a park street.

H. STORAGE

(1) Communal or individual storage areas for vehicles, recreation vehicles, watercraft, and other items that cannot be stored on a mobile home lot shall be provided at a rate of at least 200 square feet of storage area per mobile home lot.

(2) The M.P.C. may require that a storage area be enclosed or screened by trees, landscape features or fences or a combination thereof to the satisfaction of the M.P.C.

(3) No vehicle greater than 30 feet in length may be parked on a mobile home lot or mobile home park street.

(4) Not more than one recreation vehicle or trailer may be parked on a mobile home lot.

I. OFF-STREET PARKING

At least two parking stalls shall be provided for each mobile home lot.

(1) In addition, one stall for every five mobile home lots shall be provided in the mobile home park, as common parking for guests.

(2) Each parking stall shall be a minimum of 10 feet in width and 20 feet in depth.

J. OPEN SPACE

A minimum of 10% of the gross park area shall be set aside for common open space recreation area and no portion of any mobile home lot shall be included in this open space.

K. UTILITIES

All utility lines shall be placed underground or as stipulated in a development agreement.

L. APPEARANCE

(1) All ancillary structures such as patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will compliment the mobile home.

(2) The undercarriage of each mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer.

(3) Outdoor lighting shall be of a design and appearance satisfactory to the Development Officer.

(4) All areas of a mobile home park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings, communal storage areas, or other developed facilities shall be grassed and landscaped by the developer.

M. FENCES

The perimeter of a mobile home park must be fenced to the satisfaction of the M.P.C.

N. LANDSCAPING

In addition to other provisions of this Order, the mobile home park shall be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

No developed portion of any existing mobile home park, developed prior to the promulgation of this Order will be subject to the above provisions. However, if the park is re-developed it will have to meet these standards. If the park is enlarged, only the addition will have to meet these standards.

HAMLET RESIDENTIAL DISTRICT "HR"

The general purpose of this district is to permit residential uses in established hamlets.

A. PERMITTED USES

(1) Ancillary buildings and uses
(2) Single family dwelling

B. DISCRETIONARY USES

(1) Boarding house
(2) Church
(3) Duplex
(4) Home occupation
(5) Manse
(6) Mobile home
(7) Multiple housing
(8) Public or quasi-public building and use
(9) Park
(10) Playground and other outdoor recreational uses to serve this district
(11) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

For Permitted Uses:

(1) For lots that are not served by a sewage collection system or by a water distribution system, an area of at least 20,000 square feet with a width of at least 100 feet.
(2) For lots served by a water distribution system but not a sewage collection system, an area of at least 15,000 square feet and a width of at least 100 feet.
(3) For lots served by a sewage collection system but not a water distribution system, an area of at least 10,000 square feet and a width of at least 100 feet.
(4) For lots served by a water distribution system and a sewage collection system, an area of at least 5,000 square feet and a width of at least 50 feet.

For Discretionary Uses:

As required by the M.P.C.

NOTE:

Development on existing substandard lots may be considered by the Development Officer/M.P.C. Compliance with the Plumbing and Drainage Regulations, and the Provincial Board of Health Regulations will be required.

D. MINIMUM TOTAL FLOOR AREA (sq. ft.)

	With Basement	Without Basement	With/Without Basement
One Storey dwelling (detached)	480	600	
Two Storey dwelling (detached)	800	900	
Split Level dwelling (detached)	800	900	
Others	as required by the M.P.C.		
Mobile Homes			700

E. MINIMUM DEPTH OF FRONT YARD

25 feet or as required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

10% of the width of the site providing that no side yard may be less than 5 feet. No side yard need exceed 10 feet. In the case of a corner site the width of the side yard adjoining the side street shall not be less than 10 feet unless otherwise permitted by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

8 feet unless otherwise required by the M.P.C.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings may be either of new construction or moved in. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission.

All mobile homes shall be factory built or of a quality equivalent thereto with walls of pre-finished baked enamel aluminum siding or equivalent, as required by the Municipal Planning Commission. Where a mobile home is placed on a basement, solid footings and a concrete or wood block foundation wall or skirting shall be provided so that the appearance, design and construction compliment the mobile home. The undercarriage of a mobile home shall be screened from view to the satisfaction of the M.P.C.

All ancillary structures such as patios, porches and additions shall be factory pre-fabricated units, or of a quality equivalent thereto, so that the appearance, design and construction compliment the mobile home.

I. OFF-STREET PARKING

Church - 1 space per 3 seating spaces

Any discretionary use may require off-street parking as required by the M.P.C.

HAMLET COMMERCIAL DISTRICT "HC"

The general purpose of this district is to permit commercial development in established hamlets.

A. PERMITTED USES

(1) Bus depot
(2) Cold storage facility
(3) Gasoline service station
(4) Motel, hotel, licensed premises
(5) Pool hall
(6) Post Office
(7) Restaurant
(8) Retail shop
(9) Telephone Office

B. DISCRETIONARY USES

(1) Retail Store
(2) Dwelling unit in conjunction with a permitted or discretionary use provided it is incorporated in the same building and the total floor area of the dwelling shall be less than the floor area used for other purposes.
(3) Public and quasi-public buildings and uses
(4) Professional offices
(5) Tradesman's shop
(6) Automobile sales
(7) Bulk oil sales in connection with gasoline service station
(8) Public utility buildings and uses required to serve this district
(9) Laundromat
(10) Other appropriate uses as required by the M.P.C.

C. MINIMUM LOT AREA

As required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C., unless adjoining a Primary Highway in which case the minimum depth of the front yard shall be as required by the M.P.C. and Alta. Transportation.

F. MINIMUM WIDTH OF SIDE YARD

If the lot is bounded on both sides by land classified HC, no side yard requirement is necessary, except where a side yard is provided it shall be not less than 5 feet.

If a corner parcel which abuts a Primary Highway, then side yard adjacent to the Primary Highway shall be as required by the M.P.C. and Alberta Transportation.

G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

10 feet unless otherwise required by the M.P.C.

H. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only.
Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the M.P.C.

I. OFF-STREET PARKING

As required by the M.P.C.

HAMLET INDUSTRIAL DISTRICT "HM"

The general purpose of this district is to permit industrial development in established hamlets.

A. PERMITTED USES

(1) Bulk oil sales
(2) Grain elevator
(3) Railway station grounds
(4) Warehouse

B. DISCRETIONARY USES

(1) Auto body repair shop
(2) Feed cleaning plant
(3) General contracting firm
(4) Manufacturing firm
(5) Repair shop
(6) Storage yard
(7) On approved sites, those industrial uses that are obnoxious by reason of the emission of odours, dust, smoke, gas, noise and vibration.
(8) Other appropriate uses as required by the M.P.C.

C. MINIMUM LOT AREA

As required by the M.P.C.

D. MINIMUM FLOOR AREA

As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

30 feet or as required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

As required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

30 feet or as required by the M.P.C.

H. DESIGN, CHARACTER AND APPEARNCE OF BUILDINGS

New construction only.

Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the M.P.C.

I. OFF-STREET PARKING

As required by the M.P.C.

HAMLET PUBLIC/INSTITUTIONAL DISTRICT "HP"

The general purpose of this district is to permit the development of land for uses of either a public or private nature providing services to the community.

A. PERMITTED USES

(1) Church
(2) Community club or organization
(3) Fire hall
(4) Post Office
(5) School

B. DISCRETIONARY USES

(1) Curling rink
(2) Public utility building or use to serve this district
(3) Other public or quasi-public uses

C. MINIMUM LOT AREA

As required by the M.P.C.

D. MINIMUM FLOOR AREA

As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

25 feet or as required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

Side yards shall be 10% of the width of the site providing that no side yard may be less than 5 feet and no side yard need exceed 10 feet. In the case of a corner site the width of side yard adjoining the side street shall not be less than 10 feet unless otherwise required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet unless required by the M.P.C.

H. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings may either be of new construction or moved in.
Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or Municipal Planning Commission.

I. OFF-STREET PARKING

As required by the Development Officer and/or the Municipal Planning Commission.

HAMLET GENERAL DISTRICT "HG"

The general purpose in this district is to allow a variety of uses in Hamlets where, due to their small size, land use patterns are not readily discernible.

A. DISCRETIONARY USES

(1) All uses listed under the permitted and discretionary uses in Hamlet Residential District "HR"

(2) All uses listed under discretionary uses in Hamlet Commercial District "HC"

(3) All uses listed under discretionary uses in Hamlet Industrial District "HM"

(4) All uses listed under discretionary uses in Hamlet Public/Institutional District "HP"

B. MINIMUM LOT AREA

As required by the M.P.C.

C. MINIMUM FLOOR AREA

As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

As required by the M.P.C.

E. MINIMUM WIDTH OF SIDE YARD

As required by the M.P.C.

F. MINIMUM DEPTH OF REAR YARD

As required by the M.P.C.

G. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

To be of a standard satisfactory to the M.P.C.

H. OFF-STREET PARKING

As required by the M.P.C.

SCHEDULE C

1. No signs or advertising structures of a commercial, direction or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.

2. No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.

3. No signs, billboards, advertising structures of signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.

Notwithstanding the generality of Section 1 nor the provisision of Sections 2 and 3 of this Schedule, the following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a Development Permit provided that no such signs shall be illuminated.

(a) signs for the purpose of identification, direction and warning not exceeding twelve square feet and limited to one sign per parcel.
(b) signs relating to a person, partnership or company carrying on a profession, business or trade, not exceeding twelve square feet and limited to one sign per parcel.
(c) signs relating to an institution of a religious, educational, cultural, recreational or similar character or to a residential motel, apartment block, club or similar institution, not exceeding twelve square feet and limited to one sign per parcel.
(d) advertisements in relation to the function of Local Authorities, Utilities Boards or other public or quasi-public bodies.

5. No sign or advertisement shall resemble or conflict with a traffic sign.

6. All advertisements shall be kept in a safe, clean and tidy condition, and may by resolution of Minister be required to be renovated or removed.

7. No signs or advertising structures other than those specified under Section 4 of this Schedule, shall be permitted in hamlet residential, country residential, country residence agricultural, and seasonal residence districts.

8. No signs or advertising structures of any kind shall be permitted adjacent to a highway unless the prior approval of Alberta Transportation has been obtained.

SCHEDULE D

Application No. ..... FORM A

APPLICATION FOR DEVELOPMENT PERMIT

I hereby make application under the provisions of the Land Use Order for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant:.....Telephone:.....

Address:.....

Address of property to be developed:.....

Lot:..... Block:.....Registered Plan or:.....
Certificate of Title:.....

Registered Owner:.....Address:.....

Existing Use:.....Land Use District:.....

Principle Use:.....
.....

Lot Type: Interior.....Corner.....Through.....

Lot Width.....Lot Length.....Lot Area.....

Front Yard.....Side Yards.....Rear Yard.....

Floor Area.....Percentage of Lot occupied.....

Off-Street Parking: Size of space.....Number of Spaces.....

Off-Street Loading: Size of space.....Number of Spaces.....

Accessory Use:.....

Percentage of lot occupied:.....Height of accessory building.....

Set back from side lot line.....Set back from rear lot line.....

Estimated cost of the project or contract price:.....
Estimated dates of commencement and completion:.....
I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only.
Date of Application:..... Signature of Applicant:.....

Permit No..... FORM B

DEVELOPMENT PERMIT

Development involving .....
(as further described in Application No. .....) has been
APPROVED
APPROVED, subject to the following conditions, (state reasons):

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with; that development is in accordance with any approved plans and application; and, that a Building Permit is obtained if construction is involved. Should an appeal be made against this decision to the Development Appeal Board, the development permit shall be null and void.

Date of Decision ..... Date of Issue of Development Permit .....
Signature of Development Officer .....

NOTE:

1. The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until 15 days after the date the order, decision or development permit is issued.
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Secretary of the Development Appeal Board within 14 days after notice of the decision is given.
3. A permit issued in accordance with the notice of decision is valid for a period of twelve months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void, unless an extension to this period has previously been granted by the Development Officer.

Application No. ..... FORM C

NOTICE OF REFUSAL

You are hereby notified that your application for a development permit with regard to the following:

has been R E F U S E D for the following reasons:

You are further notified that you may appeal this decision to the Development Appeal Board in accordance with the provisions of Section 14 of this Bylaw. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Development Appeal Board not later than fourteen (14) days following the date of issue of this notice. The notice of appeal shall contain a statement of the grounds of appeal.

Date of Decision: .....
Date of Notice of Decision: .....

SIGNATURE OF DEVELOPMENT OFFICER

Application No. ..... FORM D

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

This is to notify you with respect to a decision of the Development Officer whereby a development permit has been issued authorizing the following development.

Address of property: .....
Lot: ..... Block: ..... Registered Plan or: .....
Certificate of Title: .....

Date of Decision: .....

The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within 14 days after notice of the decision is given.

FORM E

NOTICE OF APPEAL HEARING

This is to notify you that an appeal has been made to the DEVELOPMENT APPEAL BOARD against a decision in respect of Application No. ..... which involves development described as follows:

The decision APPROVED / APPROVED WITH CONDITIONS / REFUSED a development permit for the following reasons:

PLACE OF HEARING:.....

TIME OF HEARING:.....

DATE OF HEARING:.....

Any person affected by the proposed development has the right to present a written brief prior to the hearing and to be present and be heard at the hearing. Persons requiring to be heard at the meeting shall submit the written briefs to the Secretary of the Development Appeal Board not later than .....

DATE

SIGNATURE of Secretary
Development Appeal Board

Application No. ..... FORM F

NOTICE OF APPEAL DECISION

This is to notify you that an appeal against the APPROVAL / APPROVAL WITH CONDITIONS / REFUSAL of a development permit with regard to the following:

was considered by the DEVELOPMENT APPEAL BOARD ON ....., 19.....

and the decision of the DEVELOPMENT APPEAL BOARD with regard to the appeal is as follows

and for the following reasons:

DATE

SIGNATURE of Secretary
Development Appeal Board

NOTE:

A decision of the Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon a question of jurisdiction or law pursuant to Section 146 of the Planning Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made

(a) to a judge of the Appellate Division, and
(b) with 30 days after the issue of the order, decision, permit or approval sought to be appealed.

FORM G

APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

I/We hereby make application to amend the Land Use Bylaw.

Applicant: Name _____ Telephone _____

Address _____

Owner of Land: Name _____ Telephone _____

Address _____

Land Description: Lot _____ Block _____ Registered Plan _____

Certificate of Title _____

Amendment Proposed

FROM _____ TO _____

Reasons in support of Application for Amendment

I/We enclose $_____ being the application fee.

DATE _____ SIGNED _____